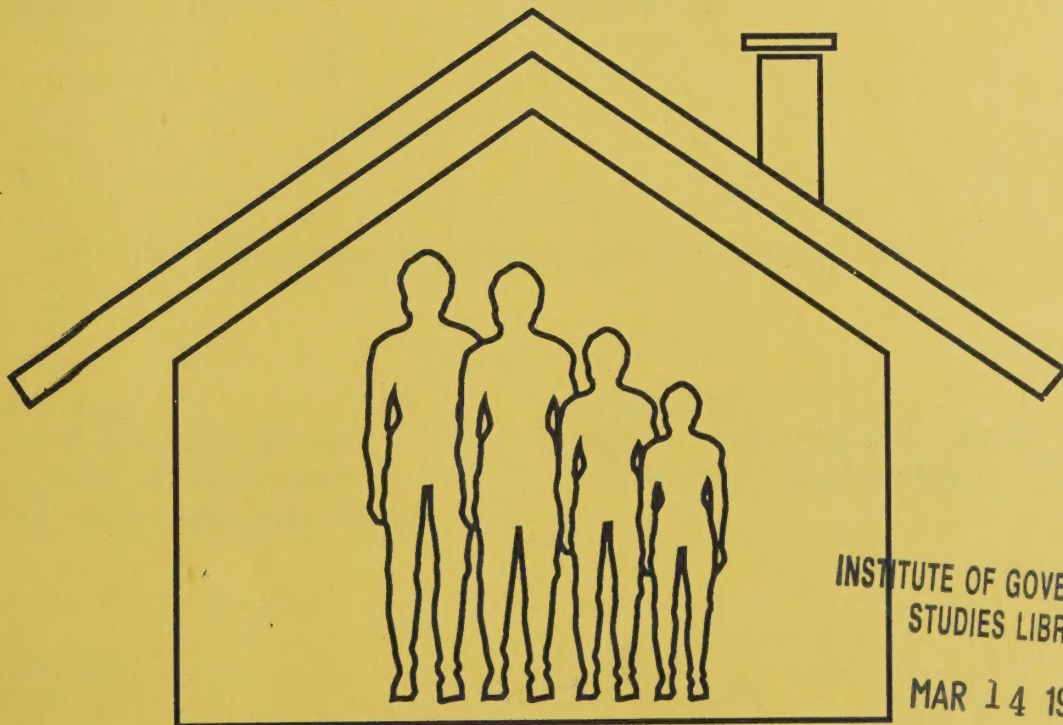


COUNTY OF SACRAMENTO

GENERAL PLAN HOUSING ELEMENT



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COUNTY OF SACRAMENTO

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SACRAMENTO COUNTY GENERAL PLAN HOUSING ELEMENT

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SACRAMENTO COUNTY GENERAL PLAN HOUSING ELEMENT

CHAPTER 1

INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

The Housing Element of the Sacramento County General Plan is mandated by State law, and federal requirements, to address the long term development of housing in the unincorporated area of Sacramento County. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic classes.

STATE POLICY AND AUTHORIZATION

Government Code Section 65302 requires that a local government's General Plan address the preservation, improvement and development of housing. State Planning Law also requires the Housing Element to include:

- a. An assessment of housing needs, and an inventory of resources and constraints relevant to the meeting of the needs. The assessment and inventory should include: analysis of population and employment trends, household characteristics, inventory of land suitable for residential development, analysis of potential and actual governmental constraints to housing development, analysis of any special housing needs, evaluation of opportunities for energy conservation and analysis of subsidized housing projects which may be converted to market rate rentals;
- b. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- c. A program which sets forth a five-year schedule of actions the local government is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the Housing Element, including the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy program. The program should address:
 - Identification of adequate sites, through appropriate zoning and development standards, to facilitate and encourage the development of a variety of housing types.
 - Assistance in the development of adequate housing to meet the needs of low-income and moderate income households.

- When appropriate, the removal or reduction of governmental constraints.
- Conservation and improvement in the condition of existing housing stock.
- Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status and economic status.
- Preservation of assisted housing development for lower income households.

INITIATION OF REVISION

This Housing Element represents a revision of the Housing Element of the General Plan, adopted in August, 1989. This Housing Element revision is being prepared to meet State legislative provisions as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element in August 1989. The revision of this Element is also required in order to achieve consistency with the County's General Plan adopted during the preparation of this Element. Lastly, the Element is being revised to address a variety of local housing issues currently facing Sacramento County. For example, during the public hearing process of discussing components of the General Plan in November 1992, the Board of Supervisors directed that appropriate policies and objectives addressing the issue of housing affordability and mixed income housing opportunities should be developed in the context of the Housing Element revision.

RELATION TO THE GENERAL PLAN

Sacramento County's General Plan serves as a policy document prepared to guide the development of the unincorporated area of the County. The County General Plan provides a framework for guiding the area toward orderly growth. The goals of the General Plan addresses a variety of issues, including: health, public safety, land use, circulation, provision of services and facilities, environmental protection and open space preservation.

The Housing Element is one of the seven Elements mandated by State law which comprise the County's General Plan. Other mandated elements of the Plan include Land Use, Conservation, Circulation, Noise, Safety and Open Space. In addition to these mandated elements, the County has adopted several optional elements including Public Facilities, Plan Administration, Agricultural, Human Services and Hazardous Waste.

State law requires that the General Plan must be integrated and internally consistent, both among the elements and within each Element. This provision applies to any optional elements adopted by a jurisdiction as well as the mandatory elements. Goals, objectives and policies of this Housing Element have been reviewed for consistency with goals, policies and implementation measures of the General Plan.

SCOPE AND STUDY FRAMEWORK

The Sacramento Housing Element revision process follows Section 65583 of the Government Code, which delineates three components for a Housing Element:

- An assessment of housing needs with detailed discussion of population and household characteristics, existing and projected housing needs, existing housing stock characteristics, inventory of lands suitable for residential uses.
- A statement of the County's goals, objectives and policies developed to address the County's housing needs.
- A housing program that describe actions the County will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

PUBLIC PARTICIPATION

Public participation in the development of the Housing Element occurred in several ways. The primary method of assuring that a good cross representation of views were heard was through the establishment of a Housing Element Revision Advisory Committee. The Committee was comprised of housing producers, consumers, service providers, and representatives of governmental housing agencies. Specific groups represented on the advisory committee included: the Sacramento Housing and Redevelopment Agency, Sacramento County Planning Commission, Sacramento Housing Alliance, Legal Services of Northern California, Environmental Council of Sacramento, Human Rights and Fair Housing Commission, Building Industry Association and the Sacramento Association of Realtors. In addition, the Committee was also represented by members of the African American, Asian and Latino communities. A tenant of a low income housing project administered by the Sacramento Housing and Redevelopment Agency was also appointed to participate in the Element revision process. All meetings were conducted in the County Administration Center and were open to the public. The Sacramento County Housing Element Revision Advisory Committee reviewed the preliminary and subsequent draft of the Housing Element prepared by Planning staff, and provided regular input into the Housing Element Revision process.

INTERGOVERNMENTAL COORDINATION

The housing needs and problems of the unincorporated portion of Sacramento County are an integral part of those of the entire region and the cities within it. For this reason, the preparation of the Sacramento County Housing Element was closely coordinated with the planning, programming, and housing development efforts of other public agencies including the Sacramento Housing and Redevelopment Agency (SHRA) and the Sacramento Area Council of Governments (SACOG).

CHAPTER 2

HOUSING ELEMENT: POLICY PLAN

HOUSING ELEMENT GOAL

Promote an adequate supply of decent, safe and affordable housing to meet the needs of all residents of Sacramento County without regard to race, color, age, sex, religion, natural origin, family status or disability.

POLICIES

- HE-1. The County shall maintain an adequate supply of residential and agricultural-residential zoned land to accommodate projected housing needs.
- HE-2. Utilize appropriate surplus Federal, State and County land within Sacramento County for affordable housing development.
- HE-3. Promote the development of various types of housing opportunities, by ensuring an adequate supply of designated or zoned sites for rental and purchase housing, in all residential areas throughout the County.
- HE-4. The County shall not approve any land use proposal to develop any site available for multifamily housing for any use other than multifamily except where the inventory of available multifamily itess exceeds 1003 acres or as follows:
 - (a) Effective February 23, 1996, up to 50 acres of land available for multifamily housing may be approved for a use other than multifamily housing.
 - (b) Up to 75 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing upon the effective date of Zoning Code amendments permitting multifamily development in the LC and SC zones.
 - (c) Up to 71 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing at a rate equivalent to 30% of the new multifamily acreage in approved Specific Plans or other New Growth areas.
 - (d) Up to 27 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing at a rate equivalent to 10% of the acreage designated for the LC and SC zones in approved Specific Plans or other New Growth areas.
 - (e) To the extent that the acreage in New Growth areas designated for multifamily residential development exceeds 236 acres, an equivalent acreage available for multifamily housing may be approved for a use other than multifamily housing based on 100% of acreage.

- (f) To the extent that the acreage in New Growth areas designated for LC and SC zones exceeds 96 acres, an equivalent acreage available for multifamily housing may be approved for a use other than multifamily housing based on 25% of acreage.

HE-5. Ensure the provision of adequate sites through appropriate zoning and development standards, and with public services and facilities needed to facilitate the development of housing affordable to lower income households. The County shall take all actions necessary to expand and maintain the inventory of vacant sites available for affordable housing development (zoned RD-20 and greater or in the LC and SC zones) to include 1003 acres no later than June 30, 1998. Additional sites zoned for affordable housing development shall be made available in four ways:

- (1) The Sacramento County Zoning Code shall be amended to allow multifamily development and construction in the LC and SC zones subject to development plan review, with the approving authority determined by the number of dwelling units and conformance with applicable development standards.
- (2) For multifamily projects of 180 units or less which conform to applicable development standards, the sole review requirement is Development Plan Review by the Planning Director. Zoning approvals for multifamily projects of 80- units or less which conform to applicable development standards shall not be conditioned to require any alternative Development Plan Review process.

Multifamily projects of 80 units or less which are subject to existing zoning agreements requiring an alternative Development Plan Review process shall first be reviewed by planning staff for verification of compliance with all applicable development standards. If a public hearing is required pursuant to the terms of the zoning agreement, the scope of the review by the hearing body shall be limited to consideration of deficiencies in compliance with applicable development standards as set forth in any such zoning agreement.

- (3) In the New Growth areas, the County shall designate in its specific plans and other planning documents, a minimum of an additional 236 acres for multifamily development.
- (4) In the New Growth areas, the County shall designate in its specific plans and other planning documents, a minimum of 96 additional acres of sites in the LC and SC zones as identified in Table 3.1.

HE-6. Support development proposals that seek to locate new market rate multi-family uses at strategic locations within transportation corridors and at transit stops and stations, or at other strategically located reuse and underdeveloped sites.

HE-7. Support residential project proposals that are appropriately designed, and meet required density ranges in order to promote the construction of affordable housing.

HE-8. Promote the buildout of vacant urban land through infill, reuse and redevelopment activities, as appropriate, for residential housing including:

- HE-8. Promote the buildout of vacant urban land through infill, reuse and redevelopment activities, as appropriate, for residential housing including:
- (a) Support for a variety of housing types on sites suitable for urban infill.
 - (b) The establishment of redevelopment districts, and plans in those areas, where deteriorated conditions and blight warrant planned redevelopment and set aside redeveloped land for residential development.
 - (c) The reuse of industrial office parks, and access surface parking areas of regional malls, to allow additional residential development within the existing urban area.
- HE-9. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.
- HE-10. The County shall establish procedures to encourage greater restraint and accountability related to "full cost recovery" for planning and environmental review.
- HE-11. Sacramento County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require staff level Development Plan Review by the Planning Department. The Planning Department shall provide expedited review, with no additional charge, for up to six projects annually in which at least 10% of the units are available at an Affordable Housing cost or Affordable Housing Rent to Very Low Income households, as certified by the Sacramento Housing and Redevelopment Agency.
- HE-12. Discourage development standards and fee increases that would act to constrain the production of affordable housing.
- HE-13. Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.
- HE-14. Reduce, or limit increases, in application processing fees which adversely impact housing affordability.
- HE-15. The County shall discourage school districts from shifting the full cost of school facilities onto new development.
- HE-16. The County should support legislation which reduces regulatory barriers to housing production, provides tax incentives and public subsidies for housing, and increases funding available for local infrastructure and services.
- HE-17. Utilize federal, state and local funding programs offering low interest loans, or grants, for the rehabilitation of rental properties.
- HE-18. Provide low interest rate and deferred loans for the rehabilitation of substandard homes owned and occupied by lower income households.
- HE-19. Support the construction of new Single Room Occupancy units and the conversion of motels to Single Room Occupancy units.

- HE-20. Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.
- HE-21. Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.
- HE-22. Provide improved public infrastructure and services including water, sewer, curbs gutter, sidewalks, landscaping and lighting where these services will improve the physical quality of blighted or declining neighborhoods, where the lack of such infrastructure is found to be the cause.
- HE-23. Develop programs to finance and implement public infrastructure improvement projects within blighted and deteriorated residential neighborhoods.
- HE-24. Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and Community Reinvestment Act.
- HE-25. Support programs administered by non-profit organizations for the improvement and preservation of existing housing stock.
- HE-26. Provide assistance to eligible owner-occupants to rehabilitate existing substandard mobile home units.
- HE-27. Support mechanisms to determine the extent of substandard units in Sacramento County.
- HE-28. Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.
- HE-29. Provide assistance to lower-income households displaced as a result of demolition of unsafe, substandard dwelling which cannot be economically repaired.
- HE-30. Support efforts to improve accessibility within older established homes and newly constructed single-family housing units to meet the special needs of disabled persons.
- HE-31. Support activities that serve the housing needs of severely disabled low-income persons requiring institutionalized care.
- HE-32. Support activities that increase the ability of the elderly to remain in their home or to locate other housing to rent or purchase.
- HE-33. Ensure housing that is provided to migrant farmworkers is decent, safe and affordable.
- HE-34. Support the use of available federal, state and local resources to provide and enhance housing opportunities for farmworkers.

- HE-35. Support programs that address long-term solutions to homelessness including: work skills assessment, job training/placement and housing.
- HE-36. The County shall continue to support and ensure adequate funding is made available to the Human Rights and Fair Housing Commission to support their mission and programs.
- HE-37. Promote the construction of affordable housing which meets the needs of female heads of households.
- HE-38. Support the development of housing to meet the needs of large households.
- HE-39. Support the use of federal, state and local programs for the construction of affordable purchase homes and assist low and moderate income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing.
- HE-40. Support programs that provide assistance to developers whose chose to construct affordable rental units.
- HE-41. Support programs that provide rental assistance to very low, low and moderate-income households.
- HE-42. Distribute affordable housing equitably throughout the County in accordance with general economic conditions, such that each community would contain a range of housing types for all economic classes.
- HE-43. Support the use of a density bonus in single-family residential projects as a means of achieving affordable housing for very low and low-income households, and for units meeting the housing needs of the elderly.
- HE-44. Utilize tax increment funds generated within redevelopment areas for affordable housing production and allow for such affordable housing to be constructed within the redevelopment area or within an area that benefits the redevelopment area.
- HE-45. When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities.
- HE-46. Support the development of residential accessory dwelling units, as a means to increase the overall supply of housing.
- HE-47. Support the involvement of non-profit agencies to promote a partnership between the public and private sector for the provision of affordable housing.
- HE-48. Support alternative living arrangement that provides affordability; especially for singles and the elderly.
- HE-49. Discourage the conversion of existing rental housing units, primarily those serving the needs of very low and low income households, to market-rate condominiums.

Annual projected L&M funds and their proposed uses are shown in Appendix A for each of these areas for the planning period 1994-1998. These projections are current, established on September 22, 1994.

Stockton Boulevard (adopted in may 1994)

The following projections for Stockton Boulevard were established during the plan approval process:

1996 - \$34,000; 1997 - \$56,000; 1998 - \$79,000

Planned activities including housing rehabilitation and acquisition/rehabilitation of boarded properties.

Mather Field redevelopment areas is expected to be adopted in July 1995. The first tax increment L&M housing funding, projected to be received in 1996/1997, will be \$4,000. Extensive private and public investment in infrastructure must occur before any substantial generation of tax increment funds.

2. Housing Trust Fund

The first Notice of funding Availability (NOFA) under the County Housing Trust Fund was issued in 1993. Four developments, totaling 353 multi-family units for very low and low income families, were funded with \$2.7 million of Housing Trust Fund revenues. Those developments are:

- USA Properties, Terracina at Vineyard.
- Community Housing Opportunities Corporation, Antelope Apartments
- Rural California Housing Corporation, Florin Woods (with Head Start Child Care Center)
- Sacramento Mutual Housing Association, Sky Parkway

In addition, the County approved a Housing trust fund expenditure of \$120,000 for the acquisition and rehabilitation of a boarded multi-family property on Sampson Boulevard in the County (the majority of the funding came from HOME allocations for rehabilitation). All funded projects are under development.

The second NOFA under the County Housing Trust Fund requesting developer proposals is expected to be issued in November 1994. Approximately \$2 million is expected to be made available under the NOFA.

3. CDBG Funds

CDBG funds are used extensively throughout the County for a wide variety of housing purposes. In 1994, \$3,717,629 in CDBG funding was allocated directly for housing. In addition, many public Service expenditure and infrastructure improvements funded by CDBG in the County are related to housing special need populations and general neighborhood improvements.

CDBG funds are allocated annually through an extensive public participation process. The projects and activities funded annually through the Housing Element planning period are expected to be similar to the 1994 expenditures.

4. HOME Funds

The Comprehensive Housing Affordability Strategy (CHAS) is the Agency's 5 year planning documents guiding the use of federal HOME and other Housing and urban Development (HUD) resources for the provision of affordable housing. The CHAS covering 1994-1998 planning period contains the following program properties:

1. Housing rehabilitation and acquisition/rehabilitation of deteriorated and boarded properties.

2. New construction of affordable housing to achieve housing opportunities for low-income people throughout the County and to assist neighborhood revitalization.
3. Assistance to first-time homebuyers to increase homeownership among lower-income families.
4. Support facilities and services to strengthen linkages between housing programs and service providers, particularly for special needs populations (alcohol & drug addiction, AIDS, mentally ill).
5. Public housing resident initiatives to encourage family self-sufficiency and overall community stability.

TABLE 2.1
Proposed Schedule and Implementation of Policies and Programs

	Priority	94	95	96	97	98
POLICY HE-1. MAINTAIN ADEQUATE SUPPLY OF LAND FOR HOUSING						
* Program HE-1(a). General Plan Annual Monitoring Process	1	•				
POLICY HE-2. UTILIZE SURPLUS LAND FOR AFFORDABLE HOUSING DEVELOPMENT						
* Program HE-2(a). Develop and Maintain System for Inventorying Surplus Land	2		•			
* Program HE-2(b). Surplus Land Listing Available to Public Housing Authority	2		•			
* Program HE-2(c). Purchase of Surplus Land to Facilitate Affordable Housing Development	2					
POLICY HE-3. PROMOTE DEVELOPMENT OF VARIOUS TYPES OF HOUSING OPPORTUNITIES						
* Program HE-3(a). Ensure Adequate Portion of Land Inventory for Multi-family Development	1					
* Program HE-3(b). Review Allocation of Single and Multi-family Residential Designated and Zoned Land	1	•				
* Program HE-3(c). Review of General Plan Assumption Regarding Density, Housing Mix, Builtout Ratio, etc.	1					•
* Program HE-3(d). Monitor the inventory of sites available for multi-family development	1			•		
* Program HE-3(e). Generate quarterly reports of multi-family inventory	1			•		
POLICY HE-4. MITIGATE LOSS OF MULTI-FAMILY ZONED LANDS						
POLICY HE-5. PROVISION OF ADEQUATE SITES FOR FUTURE MULTI-FAMILY DEVELOPMENT						
POLICY HE-5.1. CONSIDER AFFORDABILITY AND RETENTION OF MULTI-FAMILY SITES IN GROWTH AREAS						
* Program HE-5(a). Adopt specific and comprehensive plans with designations for multi-family	1			•		
* Program HE-5(b). Permit multi-family uses in SC and LC zones	1			•		
POLICY HE-6. SUPPORT NEW MARKET-RATE MULTI-FAMILY USES AT STRATEGIC LOCATIONS						
* PROGRAM HE-6(a). Identification of List of Sites for Future Reuse & Rezoning for Market-Rate Multi-Family Use	1		•			
POLICY HE-7. SUPPORT RESIDENTIAL PROJECTS THAT ARE DEVELOPED AT GREATER RANGES						
* Program HE-7(a). Amend Code to Achieve Greater Densities, Except for Large Households Projects	1	•				
POLICY HE-8. PROMOTE THE BUILDOUT OF VACANT LAND THROUGH INFILL, REUSE & DEVELOPMENT						
* Program HE-8(a). Utilize GIS Program to Identify and Inventory Infill, Reuse & Redevelopment Parcels	2			•		
* Program HE-8(b). Establish Criteria and Incentives for Infill, Reuse & Redevelopment Activities	2			•		
* Program HE-8(c). Complete the Adoption of Franklin Blvd. and Mather AFB Redevelopment Area	1		•			
* Program HE-8(d). Develop Incentives, Criteria & Guideline for Infill, Reuse & Redevelopment Activities	2			•		
* Program HE-8(e). Rezone of Infill Parcels	2			•		
POLICY HE-9. ENSURE APPLICATION PROCESSING PROCEDURES EXPEDITE PERMIT APPROVALS						
* Program HE-9(a). Reduce Uncertainty, Risk & Delay in Planning, Environmental, and Permitting Process	1					
* Program HE-9(b). Increase Planning Staff or SRC Authority in Overseeing & Approving Routine Applications	2		•			
* Program HE-9(c). Development of a Survey Questionnaire to Solicit Input to Expedite Processing Times	2	•				
POLICY HE-10. ESTABLISH PROCEDURES TO ENCOURAGE GREATER/ACCOUNTABILITY RELATED TO "FULL COST RECOVERY"						
POLICY HE-11. GRANT PRIORITY IN PERMIT PROCESSING FOR AFFORDABLE HOUSING APPLICATIONS						
* Program HE-11(a). Evaluate all Residential Project Applications & Assign Priority for Affordable Housing Projects	1	•				
* Program HE-11(b). Remove Permit and Public Hearing Requirement for Affordable Housing Projects	1		•			
POLICY HE-12. DISCOURAGE THE IMPLEMENTATION OF STANDARDS & FEE INCREASES THAT WOULD ACT AS CONSTRAINTS						
* Program HE-12(a). Review of Zoning and Subdivision Ordinance for Possible Revisions to Remove Constraints	1					
* Program HE-12(b). Conduct "Housing Impact Analysis" for all County Ordinances	1		•			
POLICY HE-14. REDUCE, OF LIMIT INCREASE, IN APPLICATION FEES THAT WOULD IMPACT AFFORDABILITY						
* Program HE-14(a). Work with Bdg. Industry & Non-Profit Org. During the Formulation of New Fee Schedules	1					
* Program HE-14(b). Develop Program to Eliminate/Reduce, by 50%, Fees Associated with Lower Income Project	1		•			
* Program HE-14(c). Study Options for Fees to be Imposed Based on Sq. Ft. Rather than Per Unit Basis	1		•			

	Priority	94	95	96	97	98
POLICY HE-15. DISCOURAGE SHIFTING THE FULL COST OF SCHOOL ON NEW DEVELOPMENT						
POLICY HE-16. SUPPORT LEGISLATION THAT REDUCES BARRIERS TO HOUSING PRODUCTION						
POLICY HE-17. UTILIZE FEDERAL, STATE AND LOCAL FUNDING FOR RENTAL REHABILITATION						
* Program HE-17(a). Apply and Utilize Available Funding for Rental Property Rehabilitation Activities	1					
* Program HE-17(b). Acquisition & Rehabilitation of Financially Troubled Multi-Family Properties	1					
POLICY HE-18. REHABILITATION OF SUBSTANDARD OWNER OCCUPIED UNITS						
* Program HE-18(a). Provide Low Interest Loans to assist Owner Occupied Households in Rehabilitation Activities	1					
* Program HE-18(b). Provide for CDBG Funds to be used to Guarantee Private Rehabilitation Loans	1		•			
POLICY HE-19. SUPPORT THE CONSTRUCTION & CONVERSION OF MOTELS TO SINGLE ROOM OCCUPANCY UNITS						
* Program HE-19(a). Adopt a New Construction & Rehabilitation Ordinance for Residential Hotels	1		•			
* Program HE-19(b). Assist Owners of Hotels to Obtain Financing for Acquisition, Rehabilitation & Conversion	1					
POLICY HE-20. PROTECT THE QUALITY/STABILITY OF RESIDENTIAL NEIGHBORHOODS						
* Program HE-20(a). Enforce Programs Administered by the Zoning Enforcement and Vehicle Abatement Division	1					
* Program HE-20(b). Establish Program to Notify Owners of Required Improvements for Compliance	3			•		
* Program HE-20(c). Identification of Neighborhood Preservation Areas	3					
* Program HE-20(d). Identify Areas Suitable for Rehabilitation under the Neighborhood Conservation Program	3					
* Program HE-20(e). Adopt a Neighborhood Nuisance Abatement Ordinance	1		•			
* Program HE-20(f). Adopt a Code Enforcement Financing Plan	3		•			
* Program HE-20(g). Report Property Owners who do not make necessary Improvements	1	•				
POLICY HE-21. PROMOTE EFFICIENT PUBLIC OUTREACH REHABILITATION PROGRAMS						
* Program HE-21(a). Develop or Expand Brochures to List Available Resources for Housing Rehabilitation	1			•		
POLICY HE-22. PROMOTE THE PLANNING OF INFRASTRUCTURE/SERVICES IMPROVEMENTS						
* Program HE-22(a). Establish Priority for Public Facility Improvements in the Capital Improvement Program	2					
* Program HE-22(b). Annual Review before Hearing Bodies to Establish Priorities for Capital Improvement Projects	3					
POLICY HE-23. SEEK ADDITIONAL SOURCES TO FUND INFRASTRUCTURE IMPROVEMENTS						
* Program HE-23(a). Apply for CDBG Funds and Seek Other Funding for Infrastructure Improvements	1					
POLICY HE-24. LOCAL/PRIVATE SECTOR INVOLVEMENT IN PRESERVATION ACTIVITIES						
* Program HE-24(a). Encourage Local Lending Institution to Participate in Community Reinvestment Act	1	•				
* Program HE-24(b). Promote Lender Participation in the Northern California Reinvestment Consortium	1	•				
POLICY HE-25. SUPPORT PROGRAMS ADMINSTRATED BY NON-PROFIT AGENCIES						
* Program HE-25(a). Provide Financial Assistance to Non-profit Agencies Involved in Rehabilitation Activities	1					
POLICY HE-26. ASSIST OWNERS OF SUBSTANDARD MOBILE HOMES						
* Program HE-26(a). Inform Owners of Substandard Units of Resources Available for Structure Improvements	1					
* Program HE-26(b). Develop Home Park Replacement Program	1		•			
POLICY HE-27. SUPPORT MECHANISMS TO EVALUATE THE EXTENT OF SUBSTANDARD UNITS						
* Program HE-27(a). Establish a Housing Quality Condition Survey Program	3			•		
POLICY HE-28. SUPPORT MECHANISMS TO PREVENT LOSS OF HOUSING						
* Program HE-28(a). Develop a Program to Control Deterioration and Rehabilitate Unused Properties for Occupancy	2		•			
POLICY HE-29. ASSIST HOUSEHOLDS DISPLACED DUE TO DEMOLITION ACTIVITIES						
* Program HE-29(a). Develop Brochures that Provides Information to Displaced Tenants of Demolition Activities	2			•		
* Program HE-29(b). Develop Program to Require Owners of Rental Properties to Pay for Relocation Expenses	1			•		
* Program HE-29(c). Abide With State Laws to Replace Demolished Units Occupied by Lower Income Households	1					
POLICY HE-30. IMPROVE ACCESSIBILITY WITHIN OLDER AND NEWLY CONSTRUCTED HOMES						
* Program HE-30(a). Allow for the Installation of Hardware in New Homes to Meet the Needs of the Disabled	1		•			

	Priority	94	95	96	97	98
* Program HE-30(b). Implement Program to Increase Accessibility Within Older Homes	1		•			
POLICY HE-31. ASSIST RESIDENTS REQUIRING INSTITUTIONLIZED CARE						
* Program HE-31(a). Support Shared Housing and Small-Scaled Residential Care Facilities	1					
POLICY HE-32. INCREASE THE ABILITY OF SENIORS TO RESIDE IN THEIR OWN HOMES						
* Program HE-32(a). Support Programs to Assist Eligible Seniors to Make Priority Repairs to Prevent Deterioration	1					
* Program HE-32(b). Encourage the Development of Alternative Housing Arrangement for Seniors	1					
POLICY HE-33. PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING FOR FARMWORKERS						
* Program HE-33(a). Proper Maintenance of labor Camps through Inspection and Licensing Program	1					
POLICY HE-34. USE FEDERAL, STATE AND LOCAL RESOURCES FOR FARMWORKERS' HOUSING NEEDS						
* Program HE-34(a). Assist Developers to Apply for Loans through FmHA programs for Rental Housing Construction	1					
* Program HE-34(b). Petition HCD to release Farmworker Housing Grant Program	1					
* Program HE-34(c). Obtain Loans & Interest Subsidy Payments for Construction of Owner-occupied Units	1					
* Program HE-34(d). Implement the Home Assistance and Repair Program to Rehabilitate Homes of Farmworkers	1	•				
* Program HE-34(e). Implementation of Programs with City of Galt to Meet Housing Needs of Farmworkers	1		•			
* Program HE-34(f). Waive Required Fees for Second Units or Trailer Homes	1	•				
* Alternative Program HE-34(g). Periodically Work with Farm Bureaus to Review Housing Needs of Farmworkers	1		•			
POLICY HE-35. SUPPORT PROGRAMS THAT ADDRESSES LONG TERM SOLUTION OT HOMELESS						
* Program HE-35(a). Continue to Fund Groups Providing Shelter and Other Services to the Homeless	1					
* Program HE-35(b). Obtain Federal and State Funds to Increase Capacity of Existing Homeless Shelters	1					
* Program HE-35(c). Obtain federal and State Funds to Provide Additional Emergency Shelter Facilities	1					
* Program HE-35(d). Provide Supportive Services for the Resolution and Prevention of Homelessness	1					
* Program HE-35(e). Provide Transitional Housing Opportunities at Mather AFB	1		•			
* Program HE-35(f). Provide Permanent Hosuing Opportunities	1					
* Program HE-35(g). Locate New Homeless Shelter within the Unincorporated Area	1					
* Program HE-35(h). Amend Zoning Code to Locate Homeless Shelters	1		•			
* Program HE-35(i). Identify Zoning Categories for SRO Units	1		•			
POLICY HE-36. SUPPORT THE HUMAN RIGHTS & FAIR HOUSING COMMISSION						
* Program HE-36(a). Refer Complaints of Housing Discrimination to the Appropriate Agency	1					
* Program HE-36(b). Develop a Fair Housing Auditing/Testing Program	1		•			
* Program HE-36(c). Distribution of Information Materials Regarding Reporting of Discrimination Practices	1		•			
POLICY HE-37. SUPPORT CONSTRUCTION OF PUBLIC HOUSING FOR FEMALE HEAD OF HOUSEHOLDS						
* Program HE-37(a). Public Housing Projects to Meet the Needs of Female Heads of Households	1					
POLICY HE-38. SUPPORT HOUSING PROJECTS TO MEET NEEDS OF LARGE HOUSEHOLDS						
* Program HE-38(a). Utilize Resources to Finance Large Housing Developments	1					
* Program HE-38(b). Grant Processing Priority for Projects with Three or More Bedroom Units	1					
* Program HE-38(c). Grant Selection Priority for Projects that Include Large Housing Units	1					
POLICY HE-39. UTILIZE PROGRAMS TO FUND CONSTRUCTION OF AFFORDABLE UNITS						
* Program HE-39(a). Seek MCC Allocations from the State & Tax Exempt Mortgage Revenue Bond Financing	1					
* Program HE-39(b). Support the Home Loan Counseling & Community Home Buyer's Program	1					
* Program HE-39(c). Financially Support Self-Help Housing Program	1					
* Program HE-39(d). Rehabilitate Housing Units at Mathr AFB as Owner-Occupied Housing	1		•			
* Program HE-39(c). Provide Information on Availability of Sites	1	•				
POLICY HE-40. PROVIDE ASSISTANCE FOR AFFORDABLE UNIT CONSTRUCTION						
* Program HE-40(a). Provide Financing Assistance for the Purchase and Construction of Affordable Rental Units	1					

	Priority	94	95	96	97	98
* Program HE-40(b). Issue Multi-Family Revenue Bonds to Finance New Construction Projects	1					
POLICY HE-41. PROVIDE RENTAL ASSISTANCE TO LOWER INCOME HOUSEHOLDS						
* Program HE-41(a). Housing Rental Assistance through Public Housing and Section 8 Rental Program	1					
POLICY HE-42. DISTRIBUTE AFFORDABLE HOUSING EQUITABLY THROUGHOUT THE COUNTY						
* Program HE-42(a). Simplify & Update the Fair Share Plan for Affordable Housing Distribution	1	•				
POLICY HE-43. SUPPORT THE USE OF DENSITY BONUS PROGRAM						
* Program HE-43(a). Amend the Existing Density Bonus Ordinance to Conform With Requirements of State Law	1	•				
* Program HE-43(b). Facilitate Density Bonus Projects	1		•			
POLICY HE-44. UTILIZE TAX INCREMENT FUNDS FOR AFFORDABLE HOUSING PRODUCTION						
* Program HE-44(a). Utilize 20% of Tax Increment Funds Generated Through Redevelopment for Affordable Housing	1					
POLICY HE-45. INTEGRATE HOUSING WITH COMPATIBLE NON-RESIDENTIAL USES						
* Program HE-45(a). Develop Incentives to Encourage Mixed Use Developments	1		•			
* Program HE-45(b). Amend Zoning Ordinance to Reduce Barriers to Facilitate Mixed Use Developments	1		•			
POLICY HE-46. SUPPORT THE DEVELOPMENT OF RESIDENTIAL ACCESSORY DWELLING UNITS						
* Program HE-46(a). Develop Incentives to Encourage Homeowners to Build Accessory Units	1		•			
* Program HE-46(b). Establish a Program to Financially Assist the Construction of Accessory Dwelling Units	1					
POLICY HE-47. SUPPORT THE INVOLVEMENT OF NON-PROFIT AGENCIES						
* Program HE-47(a). Provide Working Capital, Equity & Debt Financing to Nonprofit Organizations	1					
POLICY HE-48. SUPPORT ALTERNATIVE LIVING ARRANGEMENTS						
* Program HE-48(a). Develop Guidelines and Incentives for the Provision of Alternative Housing Types	2			•		
* Program HE-48(b). Compile A Comprehensive Inventory of All Available Alternative Housing Types	2		•			
* Program HE-48(c). Identify and Obtain Funding Sources for the Production of Affordable Housing Types	2					
* Program HE-48(d). Remove Barriers & Regulations to Facilitate Shared Housing	2		•			
POLICY HE-49. DISCOURAGE CONVERSION OF RENTAL HOUSING TO MARKET-RATE CONDOMINIUMS						
* Program HE-49(a). Enforce and Implement the Condominium Conversion Ordinance	1					
POLICY HE-50. SUPPORT SELF-HELP OR "SWEAT EQUITY" PROGRAMS						
* Program HE-50(a). Assist Low and Moderate Income Households to Build Their Own Homes	1					
POLICY HE-51. ENSURE COUNTY'S HOUSING PRODUCTION IS AFFORDABLE TO EACH INCOME GROUP						
* Program HE-51(a). Develop and Adopt a Mixed Income Housing Plan	1	•				
ALTERNATIVE POLICY HE-52. IDENTIFY NEW FUNDING SOURCES FOR THE PROVISION OF AFFORDABLE HOUSING						
* Alternative Program HE-52(a). Create New Funding Sources for the City/County Housing Trust Fund	1		•			



Year of Applicability



Target Date of Implementation

* Each program has been assigned a number between 1 & 3, indicating its relative priority based on budget constraints, staffing levels and the program's effectiveness in meeting the most severe housing needs. Programs with "1" have the greatest priority.

CHAPTER 3

HOUSING ACTION PLAN: STRATEGIES, GOALS, POLICIES AND PROGRAMS

July 17, 1996

INTRODUCTION

Housing Element Goal

Promote an adequate supply of decent, safe and affordable housing to meet the needs of all residents of Sacramento County without regard to race, color, age, sex, religion, natural origin, family status or disability.

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing". This chapter contains Sacramento County's goals, policies, and programs to implement the County's housing program. Sacramento County's Action Plan consists of a broad range of goals, objectives, policies and programs that address the development of sufficient housing to accommodate population growth, and to encourage the production of units in a range of prices affordable to all income groups. Goals and objectives were developed in direct response to the observed needs for the Sacramento area based on housing need assessments conducted during the preparation of this Housing Element.

Format of Action Plan

The Action Plan of this Element consists of five major strategies. Beneath each strategy is a statement of the overall goal of the strategy. Following each goal is a discussion of housing problems, obstacles to their solution, a review of existing programs and policies, and action which may assist in resolving identified housing problems. Each discussion is complemented by a statement of Sacramento County's housing objectives and policies and a summary of the programs designed to implement the stated policies. The next subsection details the Action Plan using the following descriptive outline:

Goal:	General statement of purpose to indicate direction the County will take to address identified housing problems and needs.
Introduction:	General discussion of housing problems, obstacles to solutions and recommended action items to address issues.
Substrategy:	A subsection or component of proposed strategy to address housing problem.
Objectives:	Quantified objectives represents measurable outcome which can be evaluated during a future revision of the Housing Element.

Intent:	A discussion section that states the County's intent in addressing the issue.
Policies:	The action proposed to guide decision-making and provides a framework around which the housing program operates.
Implementation Program:	A concise statement of the specific action that will be taken to implement the policy.
Responsible Agency:	The County department or other lead agency responsible for implementing the action item.
Funding:	Manpower and funding impact of developing and implementing policy.
Quantified Objectives:	Where applicable, measurable outcomes will be defined.
Target Date:	Schedule for initiation or completion of program.

HOUSING STRATEGIES

Sacramento County's Housing Action Plan emphasizes five strategies developed to address a variety of housing issues. The five strategies are: 1) Adequate Supply of Land for Housing; 2) Preservation of Existing Housing and Neighborhoods; 3) Reduction of Housing Costs; 4) Improvement of Housing Opportunities and Conditions for Special Needs Groups; and 5) Housing Affordability. The next subsection discusses the five strategies including the goal, objectives, policies and programs designed for each strategy.

HOUSING STRATEGY I:

ADEQUATE SUPPLY OF LAND FOR HOUSING

Goal:

Provide an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population.

Introduction

The availability of vacant residential land is a contributing factor affecting the amount of housing which is built and the cost of housing due to land cost. The intent of this strategy is to ensure the availability of adequate sites for future housing development to meet projected growth, and to ensure that the Land Use Element provides vacant sites sufficient for single-family and multi-family unit development. The strategy addresses the establishment and maintenance of a system to evaluate all available surplus land for potential use for affordable housing development consistent with the General Plan. It is critical to ensure the availability of lands zoned for multi-family and single-family development to ensure opportunities for the development of a variety of housing needs of all segments of the population. This strategy also advocates the efficient utilization of urban residential land through policies that seek to achieve minimum density ranges. Additional supply of residential land are also identified through the development of vacant, underdeveloped and underutilized land in existing urban areas.

Adequate Land for Housing

Objective: Sufficient land to allow for the development of adequate new housing to ensure the availability of housing for all households in Sacramento County.

Intent: The capacity of Sacramento County to address housing need is in part a function of the availability of adequate sites for housing. The Sacramento County General Plan establishes a framework to ensure that sufficient vacant land is available for the continued development of a full range of living environments. The amount and location of housing, and density of development, is determined primarily by policies contained in the Land Use Element of the General Plan. Chapter 6, the "Land Use Inventory" component of the Housing Element, concluded that the County General Plan provides sufficient land to accommodate future growth projections. The holding capacity of the General Plan, calculated at 169,100 dwelling units, is sufficient to accommodate 418,000 people; more than twice the amount of projected population increase expected during the 1990-2010 planning period.

A land use inventory of all vacant residential and agricultural-residential zoned parcels, conducted in August 1993, estimated that approximately 13,400 acres of land for such uses were vacant. The potential residential yield was estimated to accommodate a maximum capacity of 29,401 additional units (i.e. 73,500) residents.

Data supports the conclusion that there are adequate sites for housing at the present time. It is a policy of the Housing Element to ensure that adequate land continues to be available over the next several years through monitoring and reevaluating the General Plan.

Policy:

HE-1. The County shall maintain an adequate supply of residential and agricultural-residential zoned land to accommodate projected housing needs.

Housing Program:

HE-1(a): As part of the General Plan's Annual Monitoring Process, the County will review the allocation of residential and agricultural-residential land in the Land Use Element, in relation to projected demand for housing and, if appropriate, amend the Element to ensure adequate land continues to be available over the planning horizon of the General Plan.

RESPONSIBLE AGENCY: County Planning and Community Development Department

FUNDING: County General Fund

OBJECTIVES: To annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development

TARGET DATE: Annual monitoring program

Inventory of Surplus Land

Objective: An inventory of surplus Federal, State, and County land within Sacramento County to be used for affordable housing production.

Intent: It is difficult to find sites within the County which are zoned at sufficient density, and have a purchase price low enough to enable affordable housing construction to meet the needs of low and moderate income households. The County can have a proactive role in the production of affordable housing units by purchasing surplus Federal or State land. The land can be donated, sold at below-market rates, or leased at a low cost rate to facilitate the production of affordable housing. The purpose of this strategy is to allow the County to develop and maintain a system to inventory surplus land, and to eventually determine its suitability for housing.

Policy:

HE-2. Utilize appropriate surplus Federal, State and County land within Sacramento County for affordable housing development.

Housing Program:

HE-2(a): The Planning and Community Development Department, with assistance from the Sacramento Housing and Redevelopment Agency and the Real Estate Division, shall develop and maintain a system for inventorying all available surplus land and evaluating their suitability for affordable housing production.

RESPONSIBLE AGENCY: County Planning and Community Development Department, County Real Estate Division and the Sacramento Housing and Redevelopment Agency

FUNDING: County General Fund and Community Development Block Grants

OBJECTIVES: Complete Inventory and List of Surplus Federal, State and County lands

TARGET DATE: 1995

HE-2(b): The County will make its surplus land listing available to the public housing authority or to private developers interested in constructing affordable housing projects.

RESPONSIBLE AGENCY: County Planning and Community Development Department, County Real Estate Division and the Sacramento Housing and Redevelopment Agency

FUNDING: County General Fund and Community Development Block Grants

OBJECTIVES: Listing of surplus land available to profit and non-profit developers

TARGET DATE: Annual listing of parcels following initiation of program in 1995

HE-2(c): Upon the purchase of surplus lands, the County may evaluate the feasibility of either donating, selling at below-market rate or leasing at an appropriate rate to public or private parties to facilitate the development of affordable housing to meet the needs of very low and low income households in the County.

RESPONSIBLE AGENCY: County Planning and Community Development Department, County Real Estate Division and the Sacramento Housing and Redevelopment Agency

FUNDING: County General Fund and Community Development Block Grants

OBJECTIVES: Allow for the donation, sale or lease of County owned surplus land for affordable housing construction

TARGET DATE: Continuous effort following program initiation

Maintain Adequate Supply of Multi-family and Single-family Lands

Objective: An adequate supply of land zoned for multi-family and single family use enabling the future construction of a range of housing that varies in terms of cost, design, size, location and tenure to meet the future housing needs of all segments of the population.

Intent: Policies contained in the Land Use Element of the General Plan seek to provide maximum diversity within a community, allowing developments from very large lot rural residential areas, to well defined single family subdivisions with medium density uses immediately adjacent to

commercial uses and transit stops. The residential component of the General Plan emphasizes the development of distinct neighborhoods in accordance with traditional village planning principles, including emphasizing pleasant, pedestrian-oriented environs and a mix of housing types. To ensure the development of such communities and to protect its viability, it is important to safeguard land designated for multi-family uses and to protect such land from being prematurely committed to single-family uses or other non-residential use. The potential development of affordable rental units on vacant multi-family designated parcels must be maintained, and the down zoning of such sites must be strongly discouraged.

The decline of multi-family unit construction in Sacramento County since 1990 is directly attributed to the passage of the Federal Tax Reform Act in 1986. This Act placed constraints on the mortgage revenue bond program which had been a widely used low interest financing technique for multi-family development. Since current market conditions have not been conducive to the production of multi-family housing, several multi-family zoned parcels, strategically located along transportation corridors (especially in Laguna and Antelope communities) have been down zoned to allow for the development of single-family residential development. The conversion of multi-family zoned land for single-family uses, especially land strategically located along transportation corridors, eliminates the potential of constructing affordable rental units that are physically related to transit stops and designed to minimize vehicle trips and expand the use of transit.

The intent of this strategy is to maintain a substantial portion of the County's land inventory for multi-family development and to protect the premature conversion of multi-family for single family residential or non-residential uses. The conversion of such lands reduces the supply of multi-family land and the diminishes the potential construction of affordable rental units.

Policy:

- HE-3. Promote the development of various types of housing opportunities, by ensuring an adequate supply of designated or zoned sites for rental and purchase housing, in all residential areas throughout the County.
- HE-4. The County shall not approve any land use proposal to develop any site available for multifamily housing for any use other than multifamily except where the inventory of available multifamily sites exceeds 1003 acres or as follows:
 - (a) Effective February 23, 1996, up to 50 acres of land available for multifamily housing may be approved for a use other than multifamily housing.
 - (b) Up to 75 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing upon the effective date of Zoning Code amendments permitting multifamily development in the LC and SC zones.
 - (c) Up to 71 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing at a rate equivalent to 30% of the new multifamily acreage in approved Specific Plans or other New Growth areas.
 - (d) Up to 27 additional acres of land available for multifamily housing may be approved for a use other than multifamily housing at a rate equivalent to 10% of the acreage

designated for the LC and SC zones in approved Specific Plans or other New Growth areas.

- (e) To the extent that the acreage in New Growth areas designated for multifamily residential development exceeds 236 acres, an equivalent acreage available for multifamily housing may be approved for a use other than multifamily housing based on 100% of acreage.
- (f) To the extent that the acreage in New Growth areas designated for LC and SC zones exceeds 96 acres, an equivalent acreage available for multifamily housing may be approved for a use other than multifamily housing based on 25% of acreage.

Housing Program:

HE-3(a): Ensure that enough of the County's land inventory can be developed for multi-family units to meet the needs, as identified in the Housing Element, consistent with applicable strategies in the Land Use Element. Continue to implement policies that require developments near transit to achieve sufficient density and that developments conform to minimum requirements applicable to each residential zone.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: General Application fees for project review and County General Fund
OBJECTIVES: Adequate supply of multi-family land to accommodate future demand for multi-family unit construction
TARGET DATE: Annual review of land use inventory

HE-3(b): As part of the General Plan Annual Monitoring program, the County will review the allocation of single-family and multi-family residential designated and zoned land in the Land Use Element. If deficiencies exist, amend the Element to ensure adequate land, density and infrastructure continue to be available for single-family and multi-family residential development over the planning horizon of the Housing Element.

RESPONSIBLE AGENCY: County Planning and Community Development Department and the Sacramento Housing and Redevelopment Agency
FUNDING: General Application fees for project review and County General Fund
OBJECTIVES: Review the allocation of single-family and multi-family residential designated and zoned land
TARGET DATE: Annual review through General Plan Monitoring process

HE-3(c): Prior to the next general plan five-year update, General Plan assumptions regarding density, single-family to multi-family housing mix, build-out ratio, and environmental, political, and fiscal constraints should be reviewed to determine if additional land for

development is necessary in order to maintain a competitive market and hold down housing costs.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Sacramento Housing and
Redevelopment Agency
FUNDING: County General Fund
OBJECTIVE: Review of assumptions to be utilized for General
Plan Update purposes
TARGET DATE: Initiation of General Plan Update program

HE-3(d): The County shall monitor the sites included in the inventory of sites available for multifamily development (RD-20 and greater) as follows:

1. The inventory of vacant multifamily sites shall be maintained at 1003 acres unless the need for low or very low income housing is reduced through construction of such housing. For every 20 units affordable to Low Income Households or Very Low Income Households constructed, either multifamily units or single family detached units, the required inventory shall be reduced by 1 acre. No more than 220 acres shall be reduced from the inventory for housing affordable to Low Income Households.
2. The multifamily sites inventory shall be regularly maintained by the Planning Department, with sites added to or removed from the inventory as they are zoned, rezoned, designated or developed for a use other than multifamily as follows:
 - (a) If property zoned multifamily (RD-20 or greater) is rezoned to a lower density, subdivided at densities less than 75% of permitted density, or otherwise developed for uses other than multifamily housing, it shall be removed from the inventory based on 100% of acreage.
 - (b) If LC or SC zoned property greater than 1 acre in size is rezoned to a zone other than LC, SC or multifamily, subdivided for residential development at densities less than 15 units per acre, or otherwise developed for a use other than multifamily, it shall be removed from the inventory based on 70% of acreage.
 - (c) If vacant parcels in excess of 5, 200 square feet, other than LC or SC, are rezoned to multifamily, they shall be added to the inventory based on 100% of acreage.
 - (d) If vacant parcels in excess of 5,200 square feet, other than existing multifamily sites, are rezoned to LC or SC, they shall be added to the inventory based on 70% of acreage.
 - (e) If property designated for multifamily development in New Growth areas is subsequently designated for any other use, it shall be removed from the inventory based on 100% of acreage.

- (f) If property designated LC or SC in New Growth areas is subsequently designated for any other use, it shall be removed from the inventory based on 25% of acreage.
- (g) If vacant property zoned for multifamily is developed for multifamily use, it shall be removed from the inventory at 100% of acreage, except that for every 20 units affordable to low income households or very low income households, the required inventory of multifamily sites shall be reduced by 1 acre (no more than 220 acres shall be reduced from the required inventory for housing affordable to low income).
- (h) If vacant property in LC or SC zones is developed for multifamily use or any other use, it shall be removed from the inventory at 70% of acreage, with the same exception set forth in paragraph (g) above.
- (i) If the acreage in New Growth areas designated for multifamily residential development exceeds 236 acres, such additional acreage shall be added to the inventory based on 100% of acreage.
- (j) If the acreage in New Growth areas designated for development as LC or SC zones (or equivalent) exceeds 96 acres, such additional acreage shall be added to the inventory based on 25% of acreage.

HE-3(e) Throughout the Current Housing Element Planning Period, the Planning Department shall generate, and make available for public inspection and copying, quarterly reports of the inventory of sites, and provide a copy of such report to Legal Services of Northern California and any other interested party. Each report shall identify any changes to the inventory by parcel number, acreage, zoning and project number, and shall provide a summary of any additions or losses to the inventory. Until such time as a Development Monitoring system is developed by the Planning Department, in cooperation with the Sacramento Area Council of Governments, the Planning Department, shall maintain a stand-alone data base containing all vacant parcels designated in a Specific Plan area or zoned multifamily and all parcels in LC and SC zones, including the current inventory as set forth in Table 6.5 and additional proposed sites from the New Growth areas.

RESPONSIBLE AGENCY:	County Planning and Community Development Department and Sacramento Housing and Redevelopment Agency
FUNDING:	County General Fund
OBJECTIVE:	Review of assumptions to be utilized for General Plan Update purposes
TARGET DATE:	Initiation of General Plan Update program

Maintain Zoned Sites to Meet Housing Needs

Objective: Identify, and zone, adequate sites to accommodate the housing needs of all economic groups consistent with the County's share of the Regional Housing Need.

Intent: State Housing Element Law requires that the County identify adequate sites which will be made available through appropriate zoning and development standards, and with public services and facilities needed to facilitate the development of a variety of housing types for all income levels. The law further specifies that where the inventory of sites does not identify adequate sites to accommodate the need for groups of all household income levels, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low income households.

An analysis of vacant lands zoned for urban development, conducted for this Housing Element, indicates that there is a deficiency of sites zoned at densities that can provide affordable housing for lower income households. In documenting the provision of adequate sites to meet the needs of the lower income households, HCD credits the County for sites zoned for market rate multiple-family use (i.e., sites zoned for RD-20 and greater). Single family residential uses and other ownership units can not be used to reduce the new construction need due to the assumption that lower income households; while able to meet monthly mortgage payment obligations are often unable to meet conventional down payment requirements.

In order to achieve consistency with State Law, the County, through its land use actions, must ensure the provision of sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including development standards that could account for the provision of housing for very low and low income households. In recognition of this objective, the County intends to actively pursue the identification and provision of adequate sites zoned appropriately to provide affordable housing for all economic levels, particularly those economic levels for which a deficiency in sites exist. The County desires to achieve the provision of adequate sites through actions taken during the planning process, including: rezoning of sites located adjacent to transit stops for higher density uses; rezoning of sites for multi-family uses through redevelopment, infill and reuse activities; and provision of multi-family uses in new growth areas. The County also intends to prepare development standards that enhance the opportunity for new market rate multi-family uses to be allowed as a matter of right in certain land use zones.

In addition, Policy HE-5.1 will require that the County consider, when preparing and adopting infrastructure financing plans for new growth areas, the need to retain multifamily designated sites when determining the imposition and spreading of infrastructure costs. There have been situations in the past where an infrastructure financing plan may have contributed to the loss of planned multifamily land because the immediate costs of holding that land were too high. The purpose of this policy is to recognize that potential problem and to address it when preparing an infrastructure financing plan.

A significant portion of the sites planned at appropriate densities to accommodate lower income households (i.e., RD-20 and greater) will be provided in the County's New Urban Growth Areas, as shown on Figure 3.1, and planned through the preparation of a Specific Plan, Comprehensive Plan or large scale development application. In addition, and consistent with other policies in the

Housing Element, the County will work toward the removal of governmental constraints to the development of affordable housing which will provide the opportunities for the construction of housing at densities affordable to all income categories.

Table 3.1 provides an inventory of the anticipated yield that will result from the adoption of Specific Plans, Comprehensive Plans and large scale development projects prior to June 30, 1998.

Table 3.1 shows the amount of acreage proposed for multiple-family use in each Plan area, and also shows a corresponding yield based on the density assumption of 20 dwelling units per acre. There are sufficient sites within the boundaries of these plan areas that are consistent with Land Use Policies LU-14 and LU-17 to accommodate the RD-20 and greater densities identified in Table 3.1.

Table 3.1 also shows the amount of acreage in the Plan areas designated for SC and LC uses. This acreage is included in the table because of Housing Element Program HE-5(b) which will permit multifamily uses as a matter of right in such zones.

Table 3.1 shows that the Specific Plans, Comprehensive Plans and large scale development projects will yield a range of 4,820 to 5,440 units in the multiple family category. In addition, sites for 1,910 dwelling units will be made available from the designation of SC and LC commercial uses within these areas. The Specific Plans, Comprehensive Plans and large scale development projects will make available adequate sites for 6,730 to 7,350 very low income housing units by June 30, 1998.

Even with the adoption of the Specific Plans, Comprehensive Plans and large scale development projects shown on Table 3.1, the County will still need to address a shortfall of 175 to 635 very low income dwelling units. This additional shortfall in dwelling units will be addressed by permitting multiple family uses in specified commercial zones as a matter of right pursuant to Housing Element Program HE-5(b). A vacant land inventory prepared in March 1995 revealed a vacant land supply of approximately 567 acres zoned SC and LC.

Approximately 325 acres of the sites in the inventory are considered developable in that (i) they are consistent with Land Use Policies LU-14 and LU-17, (ii) they have no physical or environmental constraints, and (iii) they have adequate public infrastructure and services to permit development. The implementation of HE-5(b) will make available adequate sites for 6,500 very low income housing units by July 31, 1996.

It is anticipated that by June 30, 1998, the County will have adopted plans within New Growth Areas which will provide sites to accommodate 6,730 to 7350 very low income housing units. The County will also implement Housing Element Policy HE-5(b) which will result in the provision of sites for an additional 6,500 very low income housing units by July 31, 1996. The total number of additional sites that will be made available for very low income housing units during the time horizon of the Housing Element will therefore be 13,230 to 13,850 units.

Policy:

HE-5. Ensure the provision of adequate sites through appropriate zoning and development standards, and with public services and facilities needed to facilitate the development of housing affordable to lower income households. The County shall take all actions

necessary to expand and maintain the inventory of vacant sites available for affordable housing development (zoned RD-20 and greater or in the LC and SC zones) to include 1003 acres no later than June 30, 1998. Additional sites zoned for affordable housing development shall be made available in four ways:

- (1) The Sacramento County Zoning Code shall be amended to allow multifamily development and construction in the LC and SC zones subject to development plan review, with the approving authority determined by the number of dwelling units and conformance with applicable development standards.
- (2) For multifamily projects of 80 units or less which conform to applicable development standards, the sole review requirement is Development Plan Review by the Planning Director. Zoning approvals for multifamily projects of 80 units or less which conform to applicable development standards shall not be conditioned to require any alternative Development Plan Review process.

Multifamily projects of 80 units or less which are subject to existing zoning agreements requiring an alternative Development Plan Review process shall first be reviewed by planning staff for verification of compliance with all applicable development standards. If a public hearing is required pursuant to the terms of the zoning agreement, the scope of the review by the hearing body shall be limited to consideration of deficiencies in compliance with applicable development standards as set forth in any such zoning agreement.

- (3) In the New Growth areas, the County shall designate in its specific plans and other planning documents, a minimum of an additional 236 acres for multifamily development.
- (4) In the New Growth areas, the County shall designate in its specific plans and other planning documents, a minimum of 96 additional acres of sites in the LC and SC zones as identified in Table 3.1.

Housing Program:

- HE-5(a): The County will complete the adoption of the specific and comprehensive plans identified in Table 3.1, with at least the minimum densities and acreage identified therein (RD-20 and greater), by June 30, 1998. In the event that the actual acreage of multifamily development in any of the specific or comprehensive plans differs from that anticipated in Table 3.1, the County shall commit to zone an equivalent number of acres for multifamily in another of the planning areas identified in Table 3.1. In the event that the actual acreage of LC or SC designated zones in any of the specific or comprehensive plans differs from that anticipated in Table 3.1, the County shall identify the shortfall between the acreage for that specific or comprehensive plan and shall commit to (1) designate additional acreage equivalent to the shortfall for LC or SC zones in other planning area or areas identified in Table 3.1, or (2) shall commit to designate additional acreage equivalent to 25% of the shortfall for multifamily zones in another specific or comprehensive planning area identified in Table 3.1, or (3) shall make a finding that additional acreage equivalent to 25% of the shortfall has

been designated multifamily in that specific or comprehensive plan area.

RESPONSIBLE AGENCY: Planning and Community Development Department
FUNDING: County General Fund
OBJECTIVES: Rezone adequate sites to accommodate the housing needs of lower income households.
TARGET DATE: Annual Report with horizon of June 30, 1998

HE-5(b): The County will complete all necessary actions to permit high density residential uses (RD-20 and greater) as a matter of right, subject only to development plan review to assure compliance with appropriate development standards, in the SC and LC zones by July 31, 1996.

RESPONSIBLE AGENCY: Planning and Community Development Department
FUNDING: General Fund
OBJECTIVE: Rezone adequate sites to accommodate future multi-family unit construction.
TARGET DATE: Spring 1995

HE-5.1 The County, in adopting infrastructure financing plans for any new growth areas, shall consider housing affordability and the need to retain sites designated as multifamily in the Specific Plan, in addition to other criteria established by the Public Works Agency, in the imposition and spreading of infrastructure costs and in the structuring of the payment of such costs. Specifically, such financing plans shall consider how fees and debt can best be imposed to encourage retention of multifamily property and to foster housing affordability.

Policy

HE-6. Support development proposals that seek to locate new market rate multi-family uses at strategic locations within transportation corridors and at transit stops and stations, or at other strategically located reuse and underdeveloped sites.

Housing Program

HE-6(a): The County, Regional Transit, Sacramento Housing & Redevelopment Agency, the Building Industry Association and local housing groups shall identify a list of sites located within the urban area that qualify for reuse and rezoning to market rate multi-family use. The County will initiate rezone proceedings for properties determined as appropriate.

RESPONSIBLE AGENCY: Planning and Community Development Department
FUNDING: General Fund
OBJECTIVE: Rezone adequate sites to accommodate future multi-family unit construction.
TARGET DATE: Fall, 1995

OBJECTIVE: Rezone adequate sites to accommodate future multi-family unit construction.

TARGET DATE: Fall, 1995

Achievement of Minimum Density Requirements

Objective: Efficient use of land resources through increased development yields and achievement of overall residential minimum density requirements.

Intent: The intent of this strategy is to set forth the efficient utilization of urban residential land through advocating policies developed in the General Plan that establishes minimum density. The build-out rate or yield of residential development for the unincorporated area of Sacramento County in previous decades have historically been substantially lower than the minimum density permitted by the zoning. The historic buildout rate for low density residential (one to twelve units per acre) for the unincorporated portion of Sacramento County is approximately 2.6 dwelling unit per acre. This historic trend of residential development has resulted in several negative impacts including loss of affordability, increased urban sprawl, inefficient use of land uses, increased traffic and air quality problems, degradation of quality of life and the costly provision of public infrastructure and transit services.

To remedy the inefficient use of land and other resulting impacts, Policy LU-5 requires all residential projects involving ten or more units, excluding remainder lots and Lot A's, to be developed at densities no less than 75 percent of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impossible. The strategy of the Housing Element is to strongly support the implementation of this General Plan policy and to reiterate the importance of the achieving minimum densities as a means to not only promote the more efficient use of land but to further improve affordability by advocating an increase in development yield.

Policy:

HE-7. Support residential project proposals that are appropriately designed, and meet required density ranges in order to promote the construction of affordable housing.

Housing Program:

HE-7(a): Amend the Zoning Code to achieve greater density by requiring that all proposed residential projects involving ten or more units, excluding remainder lots and Lot A's, shall not have densities less than 75 percent of zoned maximum, unless physical or environmental constraints make achieving the minimum densities infeasible, or unless the development is multi-family housing for large families (at least 30 percent of the units being 3 or 4 bedroom units).

[SHRA's policy for publicly assisted multi-family housing serving large families is that, respecting the constraints of financial feasibility, the housing should be built at as low density as possible to provide a better living environment for the children].

RESPONSIBLE AGENCY: County Planning and Community Development Department

FUNDING:	General Funds and Application Processing Fees
OBJECTIVES:	Amend Zoning Code to ensure applicable residential projects, excluding publicly assisted multi-family housing for large families, achieve a density of 75 percent of zoned maximum
TARGET DATE:	November 1994

Identification of Infill, Redevelopment and Reuse Sites

Objective: An inventory of sites suitable for infill, redevelopment and reuse for residential development.

Intent: Escalating housing costs, decreasing capacity to expand infrastructure at the urban fringe, pressures to preserve environmentally sensitive or agricultural land, rising energy costs and the need to strengthen older neighborhoods through redevelopment and rehabilitation have prompted both public policy and market forces to increase focused attention on the development of vacant, underdeveloped and underutilized land in the existing urban areas. Several strategies have been developed in the General Plan to facilitate additional residential development within such lands in the existing urban area. These strategies include: buildout of vacant land or "infill", redevelopment and reuse.

Infill. Several communities within the urban area of Sacramento County are characterized by vacant land that has been passed over in the process of development. In an attempt to achieve maximum utilization of land resources and to accommodate additional growth, the General Plan seeks to maximize benefits from land already within the urban fringe area through infill development on vacant or unutilized sites. Infill strategies emphasize reliance on existing public infrastructure and services including roadway, sewer, water and schools to provide the maximum service feasible before expanding new public facilities in other locations.

The intent of this strategy of the Housing Element is to recognize that the use of infill sites provides for the development of various housing types suitable to meet the needs of a community population, especially low and moderate income households. The changes in the demographic structure including shifts towards more non-traditional families, and an economy based increasingly on services and expanded interest in public transit accessibility has resulted in upward demand for residential units within the existing urban area. The intent of this strategy is to strongly advocate the development of various housing types on such infill or vacant sites and to create various incentives to facilitate such infill development.

Redevelopment. The unincorporated area of Sacramento County has several residential and commercial areas that area characterized by underutilization, underdevelopment and exhibit physical deterioration. Factors such as aging and inadequately constructed structures may have contributed to this deterioration. The General Plan proposes redevelopment efforts to attract private and public investment in such underutilized, underdeveloped or blighted areas. It is the intent of the County that areas identified for redevelopment and revitalization develop as integrated mixed-use component with retail/residential or office/residential configurations.

The Sacramento Housing and Redevelopment Agency has the responsibility to designate redevelopment project areas, supervise and coordinate planning for a project area and implement

the redevelopment plan. Upon the approval of a redevelopment plan for targeted blight area, tax increment revenues are collected by the Agency and bonds are issued to finance redevelopment activities and development projects. Provisions in the Community Redevelopment Law require that 20 percent of the tax increment be set aside to improve the quality and/or quantity of housing for very low, low and moderate income families and persons. As a result, this strategy of the Housing Element supports the establishment of redevelopment districts and plans in those areas where deteriorated conditions and blight warrant planned redevelopment and to set aside redeveloped land for potential residential development. This strategy further supports the utilization of the 20 percent of the tax increment funds for the purchase, development of very low, low and moderate income housing within each redevelopment project area, whenever possible.

Reuse. The "reuse" strategy of the General Plan promotes the reuse of land planned for development which is currently underutilized or only partially utilized. This growth management strategy seeks to make more efficient use of lands within the urban area. The strategy targets the reuse of several large industrial office parks existing throughout the County which may not have been buildout due to limited market demand and a large oversupply of MP zoning in the County. The reuse of a portion of such existing office parks is targeted for higher residential densities, and as integrated mix of land uses. The reuse strategy would further allow for the conversion of access surface parking areas of several regional malls and large commercial centers for higher density residential or integrated mixed use development. The intent of the Housing Element is to support the reuse of large industrial office parks and access surface parking areas of regional malls as a tool to increase the supply of residential lands and facilitate new housing construction.

Policy:

HE-8. Promote the buildout of vacant urban land through infill, reuse and redevelopment activities, as appropriate, for residential housing including:

- (a) Support for a variety of housing types on sites suitable for urban infill.
- (b) The establishment of redevelopment districts, and plans in those areas, where deteriorated conditions and blight warrant planned redevelopment and set aside redeveloped land for residential development.
- (c) The reuse of industrial office parks, and access surface parking areas of regional malls, to allow additional residential development within the existing urban area.

Housing Program:

HE-8(a): Develop and maintain an inventory of vacant parcels suitable for residential development that have been skipped over in the process of development. Utilize computer-assisted analysis to locate urban infill, reuse and redevelopment parcels including acreage. Information such as size, ownership, zoning, physical characteristics, availability for development should be made possible for public distribution.

RESPONSIBLE AGENCY: County Planning and Community Development
Department

FUNDING: County General Funds

OBJECTIVES: Develop and maintain an inventory of vacant infill, reuse and redevelopment parcels through the utilization of the GIS program

TARGET DATE: November 1996

HE-8(b): Coordinate with the development community and community planning groups (e.g. CPACs) and environmental groups to establish criteria and incentives for infill, reuse and redevelopment projects. Recommend the Board of Supervisors to create a task force comprised of housing producers, housing advocates, community activists, service providers and etc., to explore feasibility of determining specific incentives, criteria and guidelines for residential development in infill, reuse and redevelopment areas.

RESPONSIBLE AGENCY: County Planning and Community Development Department, Sacramento Housing and Redevelopment Agency and Building Industry.

FUNDING: County General Funds

OBJECTIVES: Establish criteria and incentives to facilitate infill housing development.

TARGET DATE: Contingent upon identification of appropriate sites

HE-8(c): Complete the process of the adoption of new redevelopment areas, including Franklin Boulevard and Mather Field, to promote the elimination and prevention of blight.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: Redevelopment Funds

OBJECTIVES: Adoption of two designated redevelopment areas

TARGET DATE: July 1995 for new plan adoption

HE-8(d): Upon the identification of infill, reuse, and redevelopment sites for residential development, work with the development community and community planning groups to explore feasibility of determining specific incentives, criteria and guidelines for residential development in areas of underutilized.

RESPONSIBLE AGENCY: County Planning and Community Development Department, Sacramento Housing and Redevelopment Agency and Building Industry

FUNDING: County General Funds

OBJECTIVES: Develop specific incentives, criteria and guidelines for residential development on underutilized parcels

TARGET DATE: Contingent upon identification of appropriate sites

HE-8(e): The County shall seek, when feasible, to rezone infill properties, with property owner consent, to overcome procedural and political barriers which make many small infill projects infeasible.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Sacramento Housing and
Redevelopment Agency
FUNDING: County General Fund and Application Fees
OBJECTIVE: To facilitate infill housing projects
TARGET DATE: 1996

HOUSING STRATEGY II:

REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

Goal:

Removal, or reduction, of governmental and non-governmental constraints to facilitate the provision of affordable housing.

Introduction:

Chapter 7, the "Housing Constraints Analysis" of this Element, identified several factors that affect the ultimate cost of housing to the consumer (i.e., be it rental housing or housing for ownership). These factors which either prevent or raise the cost of construction and/or improvement of housing can be considered as constraints to the production of housing. Such constraints are divided into governmental or non-governmental constraints. Governmental constraints refer to the policies and regulation that a local government applies to the approval of land use proposals. Since governmental constraints are deliberately imposed, it is assumed that such constraints are easier to mitigate; however, the vast majority of governmental regulations are imposed on the production of housing primarily to protect the health, safety and general welfare of the community. Non-governmental constraints are those factors that limit the availability of housing over which local government has limited or no control.

To address governmental and non-governmental constraints, Chapter 7 identified, and evaluated, all perceived constraints including land availability for development, local land use regulations, building codes, permit processing times, residential development and permit fees, application processing times, utilities, financing, land costs and labor costs. Such constraints were evaluated to determine if they do pose as legitimate constraints to housing production in the County. With the identification of such constraints and their severity, this strategy of the Housing Element presents several programs to remove or reduce those constraints that are not essential to the health, safety and general welfare of the community. Among the program or actions recommended to mitigate governmental and non-governmental constraints include: reduction in permit processing times, development of a survey questionnaire to solicit input to improve application processing times, the periodic review of residential development standards and the review of residential development fees schedule.

Reduction in Permit Processing Times

Objective: Streamlined governmental review process to assist in the reduction of monetary and time expenses associated with housing production.

Intent: It has been suggested that one way of reducing the cost of development, and thus final home costs, is to reduce the time associated with going through the planning and environmental review process. The time it takes to process an application impacts the cost of construction by increasing the developer's carrying costs during this period. Longer time frames for permit processing often results in increased construction costs. The County Planning Department has monitored the length of time it takes for several different types of applications, from General Plan

amendments to use permits, to reach final approval and has taken steps to shorten the process. The County; however, still must comply with procedural requirements set forth in State law that specifies certain time frames, especially with respect to the subdivision review process. State law establishes hearing requirements, review periods, public notifications and time limits for various actions which the County must comply with. The requirements are not only mandatory, but require a specific sequence of time periods in which each part of the process is to occur. The intent of this strategy is to allow the Planning Department to continue reviewing internal processing procedures in order to expedite processing time and to develop criteria that would give priority to permit processing for lower income housing projects. The focus of this strategy is to speed approval of development that include affordable housing and to develop programs to reduce processing time and overall costs of housing developments.

It is critical for the Planning Department to solicit feedback from all clienteles, especially input from residential land use developers, to revise and improve the application processing procedures, thus expediting permit processing times. In order to do so, this strategy of the Housing Element recommends the Planning Department develop a survey questionnaire for public and private sector developers to solicit comments and suggestions as to how the County could more efficiently administer the permit or application processing procedures. This survey should be included in all land development application forms. The survey would inquire about specific problems encountered by the applicant from initial consultation with front counter personnel, through the staff review, and, final approval.

A Customer Service Survey program is currently administered by the Zoning Administration section of the Planning Department. This program was implemented in 1992 as a tool to solicit suggestions from private sector developers, and other clients, primarily to improve the services offered by Front Counter personnel. Participation in this survey has been sparse since many client were unaware of this customer service survey program. It is recommended that this program be expanded by developing a new survey questionnaire requesting comments and suggestion from clients as to how the Front Counter personnel could improve customer service and how the Application Processing section could revise application processing procedures to expedite permit processing times.

Policy:

HE-9. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.

HE-10. The County shall establish procedures to encourage greater restraint and accountability related to "full cost recovery" for planning and environmental review.

Housing Program:

HE-9(a): Under this program, the County will coordinate with the BIA and non-profit organizations to develop a reasonable processing time-line. Based upon the approved time-line, a project will be automatically slated for public hearing and would be placed on the appropriate agenda. Once slated, the project would not be removed from the agenda. However, the hearing body could continue the matter after hearing a suitable explanation from the staff and/or the applicant. The project applicant would have the

opportunity to object to the delay. Everyone involved in the process should have some degree of accountability and incentive to meet the targeted time-line.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: Application Processing Fees and County General Funds
OBJECTIVES: Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process
TARGET DATE: Upon adoption of the Housing Element

HE-9(b): Investigate options to increase Planning staff or Subdivision Review Committee's authority in overseeing and approving routine applications (e.g., minor variances and boundary line adjustment). This increased authority will enable the Planning Commission to hear fewer applications and subsequently, expedite processing times by facilitating project review in a more timely manner.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: Application Processing Fees and County General Funds
OBJECTIVES: Increase Planning staff or Subdivision Review Committee authority in overseeing and approving routine applications
TARGET DATE: 1995

HE-9(c): Develop a revised survey questionnaire for public and private sector developers to be included with land development applications to solicit input from customers (e.g., developers) regarding how the County could improve customer service and more efficiently administer application processing.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Funds
OBJECTIVES: Develop survey questionnaire to identify options to improve customer service and more efficiently administer application processing
TARGET DATE: November 1, 1994

Policy:

HE-11: Sacramento County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require staff level Development Plan Review by the Planning Department. The Planning Department shall provide expedited review, with no additional charge, for up to six projects annually in which at least 10% of the units are available at an Affordable Housing cost or Affordable Housing Rent to Very Low Income households, as certified by the Sacramento Housing and Redevelopment Agency.

Housing Program:

HE-11(a): Planning staff will evaluate all incoming residential development applications for an affordable housing component. For projects that meet the affordable housing criteria, priority in permit processing will be given, consistent with state and local regulations.

RESPONSIBLE AGENCY: County Planning and Community Development
Department

FUNDING: Application Fees

OBJECTIVES: Grant priority in affordable housing project approval

TARGET DATE: Upon adoption of the Housing Element

HE-11(b): Develop program to remove the requirement for permit approval, application fees and public hearing for certain types of developments, including:

- second units
- mobile home parks under 40 units or 10 acres
- single room occupancy hotels
- emergency shelters for the homeless
- housing developments for the elderly, disabled and lower income households that meet minimum criteria

RESPONSIBLE AGENCY: County Planning and Community Development
Department

FUNDING: County General Funds

OBJECTIVES: Remove requirements for permit issuance, fees and public hearings for certain types of housing projects including second units, mobile home parks, SRO's and emergency shelters

TARGET DATE: November 1, 1995

Review of Development Standards

Intent: The County of Sacramento exercises discretionary authority over the residential development entitlement process through the implementation of zoning and subdivision ordinances. These ordinances establish development standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. The intent of this strategy is to allow the County to periodically review residential development standards contained in the zoning and subdivision ordinances to determine whether or not they constitute constraints on development and/or improvement of housing. The intent of this review is to ensure that current standards continue to represent the best means to achieving housing and other County objectives. Development standards that are identified to be excessive constraints and nonessential to health and safety should be reduced or eliminated.

This strategy further supports the issuance and approval of Special Development Permits to accommodate projects that are unique or provide special housing arrangements. The zoning

ordinance permits the relaxation of standards related to parking, setbacks, lot site, lot coverage and etc. through the issuance and approval of Special Development Permits. The primary intent of relaxing zoning and development standards is to reduce certain requirements, thus reducing housing costs. For example, the cost of land is a factor in the overall cost of housing development, and reducing allowable lot sizes and street widths can contribute substantially to a reduction in total housing costs.

Policy:

HE-12. Discourage development standards and fee increases that would act to constrain the production of affordable housing.

Housing Program:

HE-12(a): Review the Zoning and Subdivision Ordinance annually for possible revisions that would assist in creating more affordable housing by identifying and eliminating those ordinances nonessential to health and safety that act as contributing factors to the high cost of housing. Revise standards or code if greater affordability can be achieved.

RESPONSIBLE AGENCY: County Planning and Community Development
Department
FUNDING: County General Funds
OBJECTIVES: Identification and removal of ordinances nonessential
to health and safety that act as contributing factors to
the high cost of housing
TARGET DATE: Annual review

HE-12(b): A "Housing Impact Analysis" should be conducted for all County ordinances and policies with the potential to impact housing availability and affordability.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Department of Environmental
Review and Assessment
FUNDING: County General Fund
OBJECTIVE: Implementation of a "Housing Impact Analysis"
program.
TARGET DATE: 1995

Policy:

HE-13. Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.

Housing Program:

HE-13(a): During pre-application meetings and initial project review process, encourage residential land developers to apply for Special Development Permits that would allow

the flexibility of Zoning and Subdivision development standards related to lot sizes, setbacks, lot coverage, mix of lot sizes and other approaches, to accommodate unique residential projects, where appropriate.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Funds
OBJECTIVES: Issuance of Special Development permits as a mechanism to establish flexibility in the context of development standards requirements contained in Zoning and Subdivision Ordinances
TARGET DATE: Ongoing

HE-13(b): The County shall establish a Barrier Removal Committee in accordance with HUD recommendations to identify barriers to housing affordability and to make recommendations to the Board of Supervisors.

RESPONSIBLE AGENCY: County Planning and Community Development Department, Public Works Agency and County Executive Office
FUNDING: County General Fund
OBJECTIVE: To establish a Barrier Removal Committee
TARGET DATE: 1995

Review Residential Development and Permit Fees

Intent: In the course of developing in the County of Sacramento, developers are encountered by various costs associated with residential development ranging from application processing fees to the cost of actual public improvement. Agencies within the County are required to establish and collect fees based on cost recovery for the processing of development permits. Such fees are levied to cover staff time necessary to process the various permits. Included in the processing time are internal review and processing, public hearings, and inspection required to implement the County General Plan, Zoning Code, Building Code and other applicable State law such as the California Environmental Quality Act. Since the passage of Proposition 13 and with the reduction in local governments ability to finance capital improvements, new residential development is responsible for both public and private improvements directly associated with the development. The County has established both public and private infrastructure standards so that developers can factor in those costs during the development design stage.

Although application fees do contribute to the total cost of development, and therefore housing, they generally do not severally increase the cost of housing to the substantial extent often claimed and represent a low percentage of the total cost. Off-site and on-site improvements are required primarily to maintain the public health, safety, and welfare. The intent of this strategy is to ensure that the County will continue working with affected groups, including the Building Industry representatives, prior to the development of fees schedule, and will continue this practice if any fees increased are necessary in the future.

Policy:

- HE-14. Reduce, or limit increases, in application processing fees which adversely impact housing affordability.
- HE-15: The County shall discourage school districts from shifting the full cost of school facilities onto new development.
- HE-16: The County should support legislation which reduces regulatory barriers to housing production, provides tax incentives and public subsidies for housing, and increases funding available for local infrastructure and services.

Housing Program:

- HE-14(a): The County will work with representatives from, including but not limited to, the Building Industry and non-profit developers of affordable housing, to formulate new fee schedules to ensure that new fee increases do not severely increase the cost of housing.

RESPONSIBLE AGENCY: County Planning and Community Development
Department

FUNDING: County General Funds

OBJECTIVES: Periodically review application processing fee and
infrastructure fee schedules

TARGET DATE: Ongoing

- HE-14(b): Develop a program designed to eliminate, or reduce, by at least 50 percent, the planning fees paid by residential development serving low and very low income households, on which, affordability restrictions are subject to a long-term regulatory agreement, and defer any fees until the time of issuance of buildings permit. Adoption of this program may be contingent upon satisfactory resolution of budgetary issues resulting from such fee waivers/reductions.

RESPONSIBLE AGENCY: County Planning and Community Development
Department

FUNDING: County General Funds

OBJECTIVES: Develop program to eliminate or reduce planning fees
associated with low or very low housing project

TARGET DATE: November 1995

- HE-14(c): Study options to provide for fees to be imposed based on a square footage rather than a per unit basis, which would allow lower fees on smaller housing units.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Public Works Department

FUNDING: County General Funds

OBJECTIVES: Develop program to allow fees to be imposed based
on square footage instead of a per unit basis

TARGET DATE: November 1995

HE-14(d): Develop a program to eliminate permits, application fees and hearings for density bonus projects targeted for affordable housing for lower income households. Adoption of this program may be contingent upon satisfactory resolution of budgetary issues resulting from such fee waivers/reductions.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Public Works Department

FUNDING: County General Funds

OBJECTIVES: Develop program to eliminate planning permit, fees
and hearings associated with density bonus project

TARGET DATE: November 1995

HE-14(e): The County shall work with representatives of the building industry and nonprofit housing developers to establish a 25 percent fee reduction for infill affordable housing projects for lower income households. Adoption of this program may be contingent upon satisfactory resolution of budgetary issues resulting from such fee waivers/reductions.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Public Works Department

FUNDING: County General Funds

OBJECTIVES: Fee reduction for affordable and infill projects

TARGET DATE: June 1995

HE-14(f): Develop a program to defer payment of County impact fees until close of escrow for-sale housing and until occupancy for rental housing.

RESPONSIBLE AGENCY: County Planning and Community Development
Department and Public Works Agency

FUNDING: County General Fund

OBJECTIVE: Fee deferral program

TARGET DATE: 1995

HE-14(g): The County shall work with other agencies and districts to defer payment of their impact fees until close of escrow for for-sale housing and until certificate of occupancy for rental housing. Such deferral shall be a condition of school fees above the legislative cap.

RESPONSIBLE AGENCY: County Planning and Community Development
Department, Public Works Agency and school
districts

FUNDING: County General Fund

OBJECTIVE: Deferral of impact fees until close of escrow

TARGET DATE: 1995

HOUSING STRATEGY III:

CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

Goal:

Promote an adequate, safe and decent residential environment by maintaining and improving the existing housing stock and community character through conservation and rehabilitation activities.

Introduction

One effective approach of ensuring affordable housing in Sacramento County is to promote the conservation and rehabilitation of the existing housing supply. The conservation and rehabilitation of older housing stock decreases the demand for new housing production, but also helps maintain community character, identity, confidence, and marketability. The conservation and rehabilitation of existing housing stock further provides opportunities for expanded home ownership for low and moderate income households.

To conserve and improve the County's housing supply, not only requires the rehabilitation of substandard structures, but also the continued maintenance of existing standard structures. A house or home begins to deteriorate from the day the structure is built. While deterioration occurs over a period of time, the need to paint or re-roof, replace a water heater or make other household repairs become due at various intervals over the life span of the structure. In many cases, low or fixed income households can neither afford to set aside funds to meet normal maintenance cost, nor to pay for restoration of substandard units. Households can borrow money for household repairs and home improvement, but many households most in need cannot qualify for such loans. In addition, the cost of rehabilitating a home can have a negative impact on the affordability of housing for low and fixed income households. The costs of repairs and improvements on rental structures are often passed on to the renter in terms of higher rents.

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. The Sacramento Housing and Redevelopment Agency (SHRA) has been authorized by the County to implement such housing programs. These programs take the form of minor and major housing rehabilitation and preservation or restoration of the existing housing stock. Many of the programs are driven by the availability of specific federal, state and local funding sources. Each of these funding sources tends to have its own housing goals and priorities, specific target households, application procedures, and varying availability of fund. Funding for housing rehabilitation programs have primarily been obtained through the Community Development Block Grant (CDBG) program. Funding for rehabilitation activities under this program is limited and does not fully address the magnitude of the problem. Under the CDBG program, priority is given to rehabilitation efforts in specific neighborhoods or communities with high concentrations of substandard housing and low income households, but CDBG funds may be and are being used throughout the County for low-income homeowners whose housing needs repair.

The strategy of this Housing Element suggests the continuation and expansion of housing rehabilitation programs administered by SHRA. The County will seek to expand rehabilitation programs through varied funding sources including: the federal CDBG program and Home Investment Partnership program (HOME), California Housing Rehabilitation program, redevelopment funds and other federal and state programs. Among the actions recommended in this Housing Element to implement and expand programs for the rehabilitation and preservation of housing in the County include: establishment and maintenance of programs for rental and owner-occupied housing rehabilitation activities, single room occupancy rehabilitation, zoning enforcement, public facility improvements, neighborhood revitalization, code enforcement, neighborhood preservation and conservation designation, mobile home maintenance, housing quality survey and prevention of demolition activities.

Establishment and Maintenance of Programs for Rental Housing Rehabilitation

Objective: Preservation and upgrading of rental housing units that are in need of rehabilitation and improvement.

Intent: To promote the rehabilitation of substandard rental units, Sacramento County will continue to apply for, and assist eligible unit owners in applying for, federal, state, local and private sources of funding. Owners of rental units serving primarily lower-income residents may apply for low-interest loans to upgrade rental units needing rehabilitation and home repairs. The rehabilitation which would include the correction of health and safety hazards repairs to alleviate interior and exterior deficiencies and weatherization. Community Development Block Grant (CDBG) and federal HUD (HOME) funds will continue to be devoted to housing rehabilitation loans. Rental property owners using these funds are required to restrict occupancy to very-low or low-income households and to sign a rent limitation agreement to maintain affordability.

Policy:

HE-17. Utilize federal, state and local funding programs offering low interest loans, or grants, for the rehabilitation of rental properties.

Housing Program:

HE-17(a): The County of Sacramento, through the Sacramento Housing and Redevelopment Agency, will fund and administer rental housing loan programs for the rehabilitation of privately owned substandard housing and the acquisition and rehabilitation of substandard property. A minimum of 200 multi-family units will be rehabilitated each year, covered by long-term regulatory agreements restricting rent and tenant incomes. Funding sources include CDBG, HOME, tax increment financing, Low-Income Housing Tax Credits, and County Housing Trust funds in the case of boarded units.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency.
FUNDING:	HUD, SHRA, Housing Trust Funds, Low-Income Housing Tax Credits
OBJECTIVES:	200 rehabilitated units annually
TARGET DATE:	Annual goals

HE-17(b): The Sacramento Housing and Redevelopment Agency will pursue the acquisition and rehabilitation of financially troubled multi-family properties, including those in foreclosure, to prevent further property and neighborhood deterioration. The Agency will work with for-profit and non-profit businesses to obtain new responsible owners and projects financial feasibility.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Private lenders and insurers; Fannie Mae, HUD/FHA, HOME
OBJECTIVES: Two distressed properties removed from foreclosure with new owners, feasible refinancing, and rehabilitation
TARGET DATE: Two properties annually

Establishment and Maintenance of Programs for Owner-Occupied Housing Rehabilitation

Objective: Establish and maintain current programs through the utilization of federal , state and local funding sources and programs to assist homeowners, especially lower income owners, to repair substandard units and prevent future displacement.

Intent: To encourage the rehabilitation of substandard owner-occupied units, the County will continue to apply and utilize public and private sector funds (low interest rate and deferred loans) to help homeowners repair and modernize their existing homes. Such rehabilitation activities are to be accomplished primarily by utilizing Department of Housing Urban Development (HUD), Community Development Block Grant (CDBG), and Rehabilitation Program funds as a primary leveraging resource. HUD funds will be provided to owner-occupants as a subsidy to reduce the cost of repairs, enabling the completion of rehabilitation work. The intent of this strategy is to utilize HUD funds and to seek, and use, other funding resources, whenever possible. Resources are expected to include funds from private lenders, HUD Section 312 and HOME funding.

The typical repairs that can be made with these loans include: roof repair and replacement, new plumbing, replacement of water heaters, heating and air conditioning systems, repair of termite and pest damage and painting. SHRA would assist homeowners in applying for the loan, provide technical assistance in determining level of repairs required , and assist in selecting bids from qualified contractors and monitoring of construction work.

Policy:

HE-18. Provide low interest rate and deferred loans for the rehabilitation of substandard homes owned and occupied by lower income households.

Housing Program:

HE-18(a): In an effort to preserve the existing single-family housing stock owned and occupied by lower-income households, the County shall continue to apply and provide low-interest loans for rehabilitation activities required to bring a home into compliance with California Health and Safety Codes. The County shall continue to apply for funding from the following programs established to assist in the preservation and rehabilitation of lower-income owner-occupied households:

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: CDBG, HOME and Tax Increment
OBJECTIVES: Rehabilitate 100 single family homes owned and occupied by low income households
TARGET DATE: Annual goal of 100 homes

HE-18(b): Provide for Community Development Block Grants funds to be used to guarantee private rehabilitation loans.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Community Development Block grants
OBJECTIVES: Utilize Community Development funds to guarantee private rehabilitation loans
TARGET DATE: January 1995

Rehabilitation of Single Room Occupancy Units

Objective: Rehabilitation of Single Room Occupancy units in the unincorporated area and the acquisition and rehabilitation of boarded motels for conversion to residential hotels.

Intent: Residential hotel units are a cost-effective means of providing affordable housing for very low-income individuals. In the County, older motels often operate as Single-Room Occupancy (SRO) housing. These motels need substantial rehabilitation to remedy past deterioration as well as to provide for a proper conversion to residential uses. The strategy provides for consideration and adoption of an ordinance for residential hotels, and for the provision of financial assistance to qualified owners.

Policy:

HE-19. Support the construction of new Single Room Occupancy units and the conversion of motels to Single Room Occupancy units.

Housing Program:

HE-19(a): The County shall enact a residential hotel ordinance establishing new construction and rehabilitation standards to govern the conversion of motels to Single Room Occupancy (SRO) use. Through SHRA, the County will assist new owners to apply for financial assistance from all available sources.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: County General Fund and Sacramento Housing and Redevelopment Agency
OBJECTIVES: Establish building standards for Single Room Occupancy new construction, rehabilitation and conversion
TARGET DATE: January 1, 1995

HE-19(b): Assist new owners of residential hotels to obtain financing for their acquisition, rehabilitation and/or conversion.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Low Income Housing Tax Credits, Redevelopment Tax Increment funds and HOME funds
OBJECTIVES: Convert and rehabilitate 100 SRO units between 1994 and 1998
TARGET DATE: 1994-1998

Conserve the Quality of Residential Neighborhoods through Zoning and Code Enforcement

Objective: Conservation and rehabilitation activities through the identification and designation of suitable neighborhoods and enforcement of Zoning and Code enforcement programs.

Intent: The intent of this strategy is to support the continuation of the County Planning and Community Development Department program to continue the enforcement of Zoning Code provisions relating to the proper use and development of properties throughout the community. The Zoning Enforcement and Vehicle Abatement staff response to, and investigate, all alleged zoning violations, including: illegal uses, derelict or abandoned vehicles, outdoor storage, and illegal structure in residential districts. These zoning violations not only pose a threat to the health, safety and welfare of dwelling unit occupants, but also present an intrusive, incompatible and disruptive atmosphere, negatively impacting the stability and quality of the neighborhoods. The intent of this strategy is to evaluate existing regulations pertaining to Zoning Enforcement and to study the implementation of new programs to ensure the continued proper protection of existing housing stock.

This strategy of the Housing Element also advocates for the establishment of a voluntary occupancy inspection program that would allow for the inspection of residential properties and identification of health and safety violations. With the implementation of this program, the County, through either the Building Inspection or Environmental Health Department, will arrange for an inspection of residential properties, only upon the request of property owners or occupants.

In addition to providing voluntary occupancy inspection, the Code Enforcement Division will also be responsible for reviewing current building code enforcement policies and practices to identify problems and solutions, developing improved procedures and programs for adoption by the Board of Supervisors, and providing training programs for code enforcement and other personnel involved in the code enforcement process. The newly created Code Enforcement agency will be empowered with the ability to utilize Section 17274 of the California Revenue and Taxation Code as a health and safety code enforcement tool for the upgrading of substandard units. In cases where property owners do not repair the condition of already determined substandard units, the Code Enforcement agency will report all uncooperative owners of such substandard units to the federal Department of Internal Revenue Service, thereby denying any income tax deduction incentives. The implementation of a reactive code enforcement program, will further allow this new agency/division to inform all owners of substandard residential units cited for health and safety violations of all resources available for structure rehabilitation and improvement to meet all standards.

This strategy also promotes the maintenance and improvement of existing neighborhoods within the Sacramento County area through the designation of Neighborhood Preservation Area and identification of Neighborhood Conservation Area.

Neighborhood Preservation Area. Policies in the Land Use Element of the General Plan address the formation of Neighborhood Preservation Areas (NPA) as a tool to protect the character and identity of existing communities and neighborhoods. An NPA zone is established for neighborhoods with unique social, architectural, environmental or other characteristics. The NPA zone describes special regulations applied within the district in lieu of the requirements contained in the zone or zones with which the NPA zone is combined. The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. The intent of this strategy is to support the preservation of neighborhoods with unique features and characteristics through the implementation of regulations and standards developed and contained in the NPA ordinance.

Neighborhood Conservation. The Neighborhood Conservation program, administered by Sacramento Housing and Redevelopment Agency, identifies small specialized target areas that are not in a larger redevelopment or block grant area, but have been identified as having special blighted conditions. Within these areas, SHRA staff help organize the neighborhood, identify housing and neighborhood problems, and, using existing County and Agency tools, begin intensive efforts to address neighborhood problems. Housing rehabilitation combined with code compliance will be a large component of the conservation efforts.

Policy:

HE-20. Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.

Housing Program:

HE-20(a): The County shall actively enforce existing regulations and programs, administered by the Zoning Enforcement and Vehicle Abatement Division of the Planning Department, regarding abandoned vehicles, outdoor storage, and substandard or illegal buildings, to protect and improve the integrity and stability of existing neighborhoods

RESPONSIBLE AGENCY: Zoning Enforcement and Vehicle Abatement Division of the County Planning and Community Planning Department

FUNDING: General Funds, Vehicle Registration Fee

OBJECTIVES: Continue the implementation of zoning enforcement and vehicle abatement programs to improve and preserve existing housing stock

TARGET DATE: Ongoing

HE-20(b): For residential units determined to be in violation of health and safety standards during the voluntary occupancy inspection, property owners will be notified of required

improvements and given ample time to bring residential unit to be in compliance to building and safety codes.

RESPONSIBLE AGENCY: Newly created Voluntary Occupancy Inspection Agency
FUNDING: Inspection fees and County General Funds
OBJECTIVES: Notification of health and safety violations
TARGET DATE: 1996

HE-20(c): The County should support the efforts of individual neighborhoods with unique social, architectural and environmental characteristics to maintain and preserve their identities through the implementation of Neighborhood Preservation Areas.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Funds and Application Fees
OBJECTIVES: Designation of Neighborhood Preservation Areas
TARGET DATE: Ongoing

HE-20(d): Identify small specialized target areas that are not in a larger redevelopment or block grant area as sites suitable for rehabilitation efforts under the Neighborhood Conservation Program.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: SHRA funds and CDBG funds
OBJECTIVES: Identification of Neighborhood Conservation Areas
TARGET DATE: Ongoing

HE-20(e): The County will adopt a Neighborhood Nuisance Abatement Ordinance to assist the Sheriff's Department and code enforcement officers to more effectively take action against repeated nuisance complaints

RESPONSIBLE AGENCY: Building Inspection, Environmental Health, and Sheriff's Department.
FUNDING: Fees and/or fines
OBJECTIVES: Increase neighborhood safety and eliminate blighting conditions
TARGET DATE: March 1995

HE-20(f): The County will adopt a Code Enforcement Financing Plan to fund county inspectors to enforce the correction of health and safety code violation in rental housing on which complaints have been filed, and to levy administrative penalties on owners of property which have been boarded and vacant for a long time. In all cases, property owners of substandard rental housing who fail to correct deficiencies will be reported to the Franchise Tax Board under Section 17274 of the California Revenue and Taxation Code.

RESPONSIBLE AGENCY: Building Inspection and Environmental Health Departments, or new code enforcement agency
FUNDING: Fees and/or fines
OBJECTIVES: Ensure rental housing complies with health and safety codes
TARGET DATE: March 1995

HE-20(g): Property owners who do not to make necessary improvements to alleviate health and safety standard deficiencies will be reported to the Franchise tax Board under the Section 17274 of the California Revenue and Taxation Code.

RESPONSIBLE AGENCY: Environmental Management Department
FUNDING: Inspection fees and County General Funds
OBJECTIVES: Utilize Section 17299 of the California Revenue and Taxation Code for rehabilitation activities.
TARGET DATE: Upon adoption of the Housing Element

Policy:

HE-21. Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.

Housing Program:

HE-21(a): The newly created Code Enforcement Agency with assistance from the Sacramento Housing and Redevelopment Agency will develop or expand brochures to be provided to all owners of residential units cited for health and safety violations. These brochures shall be distributed to homeowners and provide the name, address and telephone number of the SHRA housing referral program. Through this referral program already administered by SHRA, homeowners will be informed of all available resources for housing rehabilitation.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and newly created agency
FUNDING: Inspection fees and County General Funds
OBJECTIVES: Brochures to inform owners of residential units cited for violations of available resources for rehabilitation
TARGET DATE: 1996

Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements

Objective: Improved public facilities with priority for the revitalization of deteriorating and blighted neighborhoods.

Intent: The County of Sacramento, through its appropriate departments, will continue to coordinate the planning and implementation of public facility improvements, such as those outlined in the County's Capital Improvement Program, to ensure the provision of adequate infrastructure facilities and services to existing and future residential communities. The intent of this strategy is

to give priority in planning and implementation of public facility improvements to support the revitalization of deteriorating neighborhoods. The provision of infrastructure improvements and services such as water, sewer, solid waste, recreation, police and fire services will improve the physical condition of existing residential and nonresidential development and upgrade the quality of declining neighborhoods. Furthermore, the intent of this strategy is to allow the County to apply for Community Development Block Grant funds and/or evaluate the feasibility of establishing special assessment district to provide infrastructure and services improvements such as landscaping, lighting, water, sewer, curbs, gutters and sidewalks for deteriorating neighborhoods.

Policy:

HE-22. Provide improved public infrastructure and services including water, sewer, curbs gutter, sidewalks, landscaping and lighting where these services will improve the physical quality of blighted or declining neighborhoods, where the lack of such infrastructure is found to be the cause.

Housing Program:

HE-22(a): Establish priority in planning and implementation of public facility improvements, during the development of the County's Capital Improvement Program, to support the revitalization of deteriorating neighborhoods.

RESPONSIBLE AGENCY:	County Planning and Community Development Department, Executive Office, Board of Supervisors
FUNDING:	County General Funds
OBJECTIVES:	Priority to public infrastructure improvement projects in Capital Improvement Program
TARGET DATE:	Annually, during development of Capital Improvement Program

HE-22(b): Provide for annual review by the Planning Commission and the Board of Supervisors of the County's Capital Improvement Program to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

RESPONSIBLE AGENCY:	County Planning and Community Development Department, Executive Office, Board of Supervisors
FUNDING:	County General Funds
OBJECTIVES:	Priority to public infrastructure improvement projects
TARGET DATE:	Annually review before the Planning Commission and Board of Supervisors

Policy:

HE-23. Develop programs to finance and implement public infrastructure improvement projects within blighted and deteriorated residential neighborhoods.

Housing Program:

HE-23(a): The County shall continue to apply for Community Development Block Grants and explore other finding mechanisms such as implementing Special Assessment Districts to provide public infrastructure and services improvements primarily within deteriorated neighborhoods.

RESPONSIBLE AGENCY:	County Planning and Community Development Department, Public Works Department and Sacramento Housing and Redevelopment Agency
FUNDING:	Improvements fees and Special Assessment District fees, CDBG
OBJECTIVES:	Seek funding from CDBG and other funding source including Special Assessment District for public infrastructure improvement
TARGET DATE:	Ongoing

Local/Private Sector Investment for Neighborhood Revitalization

Objective: Local/private sector investment into areas where there is a need for neighborhood revitalization.

Intent: The County shall encourage all housing lenders, including mortgage loan companies, to invest in minority and low income neighborhoods and in communities undergoing revitalization. The County will encourage all lenders to participate in the Northern California Reinvestment Consortium, a 5-county leaders' consortium, and will give preference in the awarding of County deposits to lenders participating in the consortium.

The County will also review the record of local financial institutions with regard to their performance in meeting the credit needs of low income and minority people, as required by the federal Community Reinvestment Act. The County will direct its investment into those local financial institutions that have a good Community Reinvestment Act record.

Policy:

HE-24. Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and Community Reinvestment Act.

Housing Program:

HE-24(a): Develop a program that will encourage and assist local lending institution that participate in the 1977 Community Reinvestment Act to invest money in areas undergoing neighborhood revitalization. The County would review the record of local financial institutions with regard to their performance in meeting the credit needs of low income and minority people, as required by the federal Community Reinvestment Act. To the extent funds are invested in those institutions which have a good Community Reinvestment record, those institutions would be given credit for a

predetermined percentage increase, over and above the actual rate of return, in the County's investment decisions; while those institutions with a poor record would be given a predetermined percentage decrease.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and Sacramento County Treasurer
FUNDING: None
OBJECTIVES: Produce investment in minority and low income areas
TARGET DATE: Upon adoption of the Housing Element.

HE-24(b): Develop a program that support lender participation in the Northern California Reinvestment Consortium by giving participants priority in competing for the placement of County deposits, by giving credit for a predetermined percentage increase, over and above the actual rate of return, in the County's investment decisions; while those institutions with a poor record would be given a predetermined percentage decrease.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and Sacramento County Treasurer
FUNDING: None
OBJECTIVES: Lender participation in the Northern California Reinvestment Consortium.
TARGET DATE: November, 1994

Neighborhood Rehabilitation through Nonprofit Organizations

Objective: Participation of nonprofit organizations to revitalize and preserve existing neighborhoods.

Intent: Nonprofit housing organizations provide the means to acquire and rehabilitate housing with long-term affordability and to involve neighborhoods in grass roots revitalization programs. The nonprofit organizations currently carrying out this work include the Rural California Housing Corporation, Mercy Housing Sacramento, the Sacramento Mutual Housing Corporation, and Neighborhood Housing Services. In September 1993, the County approved the incorporation of Cornerstone Community Housing Corporation specifically to purchase and stabilize troubled multi-family developments in the County.

Policy:

HE-25. Support programs administered by non-profit organizations for the improvement and preservation of existing housing stock.

Program:

HE-25(a): The Sacramento Housing and Redevelopment Agency shall financially support nonprofit organizations that acquire and rehabilitate rental and ownership housing, and provide neighborhood improvement services to neighborhoods in need of revitalization.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Tax Increment funds, HOME, CDBG, private lenders
OBJECTIVES: Neighborhood and housing improvement
TARGET DATE: Continuous.

Preservation and Maintenance of Mobile Homes

Objective: Continuation of programs to assist in the repair of mobile homes.

Intent: This strategy is designed to preserve mobile homes (or manufactured homes) in mobile home parks which have the potential to provide sound housing. This strategy proposes to utilize available programs for the rehabilitation of mobile homes, and provide needed health and safety repairs to mobile home units, especially those occupied by very low income residents. A large number of mobile homes within the unincorporated area are relatively old, single-wide units built prior to the enactment of the National Mobile Home Construction and Safety Standard Act.

Owners of substandard mobile homes will be informed of the Emergency Repair Program administered by the Sacramento Housing and Redevelopment Agency. This program is designed to provide a rapid response source of aid to assist very low income homeowners in making high priority health or safety emergency repairs to home. Emergency repairs may include correction of unsafe electrical system; repair of broken windows, doors or locks; water heater replacement; roof repairs; other repairs which may adversely affect the health and safety of the homeowner. Senior citizen homeowners residing in mobile home parks should be referred to utilize the Home Assistance and Repair Program for Senior (HARP/S). This program employs skilled volunteers to assist senior homeowners in performing minor repairs in the mobile home and help arrange for more extensive repairs through a licensed contractor or repair service.

Policy:

HE-26. Provide assistance to eligible owner-occupants to rehabilitate existing substandard mobile home units.

Housing Program:

HE-26(a): Inform all owners of substandard mobile homes of resources available through the Sacramento Housing and Redevelopment for structure improvement. Qualified mobile homes should be advised to utilize the following programs for preservation:

- Emergency Repair Program
- Home Assistance and Repair Program for Seniors

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Emergency Repair Program
Home Assistance and Repair Program for Seniors
OBJECTIVES: Rehabilitation of substandard mobile homes

TARGET DATE: Ongoing

HE-26(b): Develop a mobile home park replacement program for seriously substandard mobile home parks or those being converted to other uses.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and County Planning Department

FUNDING: Tax Increment funds, Low Income Housing Tax Credit Program and HOME

OBJECTIVES: Rehabilitation of substandard mobile home parks or those being converted to nonresidential uses

TARGET DATE: December 1995

Housing Quality Survey

Objective: A housing condition program and database.

Intent: The intent of this strategy is to enable the Sacramento Housing and Redevelopment Agency to design and implement a program to conduct a periodic housing quality survey. The Agency will study the feasibility of establishing this program, including database creation, survey methodology and funding sources. The development of a housing condition program, and database, is critical because the results from a housing quality survey can be utilized during the generation and updating of land use plans. In addition, survey results can also be used to evaluate the effectiveness of existing programs and the identification of areas or neighborhoods for future conservation and rehabilitation efforts.

Policy:

HE-27. Support mechanisms to determine the extent of substandard units in Sacramento County.

Housing Program:

HE-27(a): The County, through the Sacramento Housing and Redevelopment Agency, will study the feasibility of establishing a housing quality condition survey program, including database creation, survey methodology and funding source. The establishment of this program will allow the County to conduct a housing quality survey every 5 years.

RESPONSIBLE AGENCY: Sacramento Housing and redevelopment Agency, County Planning and redevelopment Agency and Community Planning Advisory Councils

FUNDING: Community Development Block Grants and County general Funds

OBJECTIVES: Establishment of a housing quality survey program

TARGET DATE: 1996

Prevent Loss of Housing through Demolition Activities

Objective: Control demolition activities by rehabilitating unused buildings.

Intent: Deteriorating and vacant properties have an influence on a neighborhood, and can even adversely affect the long-term possibility of building replacement housing on a site. A comprehensive program is needed to control these problems and to rehabilitate unused housing for new occupants. The County should be prepared to respond promptly to information that a building is being abandoned and/or vandalized. The County should allow demolition or conversions only to make way for approved replacement housing, to remove a public hazard or to serve an overriding public purpose that can be met in no other way.

This strategy also proposes the development of a program to provide a housing referral service for lower-income households displaced as a result of demolition of unsafe, substandard dwellings, which cannot be economically repaired. Specifically, the program proposes the development of a brochure to be provided through the Sacramento Housing and Redevelopment Agency's housing referral clearinghouse service to all displaced tenants. This brochure would provide information on available services that displaced tenants can utilize, including: Section 8 assistance, federally assisted below-market-rate rental units, home sharing programs, self-housing and homeless programs. Owners of dwelling units to be demolished or converted are required to provide such brochures to displaced tenants. Low income households displaced as a result of privately funded demolition activities should qualify for priority treatment under housing authority policies for admission to subsidized housing.

In addition to establishing a housing referral service program, an ordinance could be proposed to the Board of Supervisors for adoption, that would require owners of rental property to pay for the relocation expenses of lower income residents displaced due to condemnation, demolition or vacation of units due to code violation. In addition, the County must abide with state law which requires that all dwelling units occupied by lower income households which are demolished by public action (i.e. redevelopment activities), must be replaced, and 75 percent of the replacement units must be available at comparable cost to the units removed.

Policy:

HE-28. Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.

Housing Program:

HE-28(a): The County, through the Sacramento Housing and Redevelopment Agency, will develop a comprehensive program to control deteriorating, and vacant/abandoned properties and to rehabilitate unused housing for new occupants.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Community Development Block Grants
OBJECTIVES:	Development of program to mitigate demolition activities
TARGET DATE:	1995

Policy:

HE-29. Provide assistance to lower-income households displaced as a result of demolition of unsafe, substandard dwelling which cannot be economically repaired.

Housing Program:

HE-29(a): The County will develop an advertisement (e.g., brochure) that provides information to all displaced tenants of demolition activities on available services and program including: Section 8 assistance, public housing and emergency shelters. Property owners of demolished dwelling will be required to provide such brochures to displaced tenants. Such advertisement should also be available through SHRA housing referral clearing house service.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency,
County Planning and Community Development
Department

FUNDING: Community Development Block Grant Funds and
County General Funds

OBJECTIVES: Develop brochures to provide information to
displaced tenants of demolition activities

TARGET DATE: 1996

HE-29(b): Develop program/ordinance that would require owners of rental property to pay for the relocation expenses of lower-income residents displaced due to condemnation, demolition or vacation of units due to building, health and Safety Code violations. This program shall not require such payment in instances where it can be demonstrated that the tenants of any unit have contributed significantly to the deteriorated condition of the dwelling.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency,
County Planning and Community Development
Department and Board of Supervisors

FUNDING: Community Development Block Grant Funds and
County general Funds

OBJECTIVES: Develop ordinance to require rental property owners
to pay for relocation expenses of displaced lower-
income tenants

TARGET DATE: 1996

HE-29(c): The County shall abide with State law which requires that all dwelling units occupied by lower-income households which are demolished by public action (i.e., redevelopment activities, must be replaced and 75 percent of the replacement units must be available at comparable cost to the units removed).

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency,
County Planning and Community Development
Department and Board of Supervisors

FUNDING: Community Development Block Grant Funds and
County General Funds

OBJECTIVES: Abide with State laws regarding the replacement of
affordable units due to public demolition activities

TARGET DATE: Continuos program implementation

HOUSING STRATEGY IV:

IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUP

Goal:

Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: minority households, seniors, large households, female head of households, persons with disabilities, farm workers and the homeless.

Introduction

Every community in the County has individuals within the population that have a special or unusual housing needs. The community's population or households with special needs are those whose housing requirements go beyond just a safe and sanitary dwelling at an affordable price. They include either unique physical or sociological needs unique to their group, such as: large families, who need three, four, five or more bedrooms in a dwelling; farm workers, who move from one location to another for all or part of the year; and families with female heads-of-household and minority households, who suffer from discrimination practices as well as having needs related to location and size of dwelling unit.

Not all persons and households with special needs are in the lower income groups, but it can be safely assumed that with sufficient income available, the special needs can be satisfied. All programs listed in this component of the Action Plan are designed to assist those individuals and households with special needs; however, emphasis will be placed on developing and implementing programs for lower-income persons or households of special interest. The following section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farmworkers and the homeless.

Housing for Persons with Disabilities

Objective: Programs to expand opportunities for persons with disabilities to enable such individuals to reside in all communities within the County.

Intent: Chapter 4, "The Housing Needs Assessment" component of the Element reported that in 1990, there were 63,191 persons between the ages of 16-64 years with a work disability (9.5 percent of all persons between the ages of 16-64 years). Disabled persons may need modifications to standard housing construction for mobility, safety and convenience to allow them to live independently.

With the passage of the 1988 Federal Fair Housing laws, newly constructed multi-family units are required to be built to accommodate the disabled population. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways and bathrooms to enhance accessibility for a disabled person. The recently adopted Americans with Disabilities Act requires multi-family complexes to be accessible by persons with physical

disabilities. As of 1984, the State of California requires all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities. The Americans with Disabilities Act and State regulations have no special provisions for the installation of such amenities for single family units. It appears that with the implementation of accessibility laws, for multi-family housing construction, there appears to be adequate measures to ensure the availability of housing that can be adapted by persons with disabilities. The County will continue to enforce these requirements through the plan check process. The County, will however, work with the development community to develop a program, that would offer an optional package of hardware in single-family housing units to meet the accessibility needs of disabled persons.

The construction of new adaptable housing units is not prohibitively expensive since changes can be made in the design stage and be implemented early in the permit processing phase. The adaptation of older homes to meet handicapped needs, however, is expensive. The intent of this strategy is to allow the County to implement a program, and seek proper funding sources, to assist owners of older homes to remodel their homes to make it more handicap accessible.

The intent of this strategy is to further allow Sacramento County to support shared housing and the establishment of small scale residential care facilities in all residential district to serve the needs of institutionalized person with disabilities. The County will seek assistance through the Federal Housing and Urban Development Supportive Housing for Persons with Disabilities-Section 811 program (revised Section 202 Program) and the supportive Housing for the Homeless (McKinney Act)-Supportive Housing Demonstration Program. These programs provide funds to promote independent and supportive housing and special support service for the deinstitutionalized mentally ill, developmentally disabled and handicapped persons. The type of activities eligible for program support include acquisition, substantial rehabilitation, new construction, moderate rehabilitation and annual operating costs of small group and independent living homes.

Policy:

HE-30. Support efforts to improve accessibility within older established homes and newly constructed single-family housing units to meet the special needs of disabled persons.

Housing Program:

HE-30(a): Develop and implement a program that buyers of newly constructed single-family homes be allowed to request the installation of amenities (i.e., lowered kitchen cabinets; handicapped accessible toilets and showers; rails; ramps; and etc.) to meet the accessibility needs of disabled persons. The hardware shall be provided at low or no cost to the home buyer by the developer. Establish guidelines identifying the specific type of hardware that may be requested.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and County Planning and Community Development Department

FUNDING: County General Funds and Community Development Block Grant Funds

OBJECTIVES: Development of program/ordinance to enable single-family home buyers to request for the installation of hardware to meet their accessibility needs

TARGET DATE: 1995.

HE-30(b): The County should develop and implement a program to assist owners of existing homes to remodel their homes to make it more accessible to the disabled.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: Emergency Repair Program and Home Assistance and repair Program for Seniors (HARP/S)

OBJECTIVES: Development of program to assist in the remodeling of housing units to make it more handicap accessible

TARGET DATE: 1995

Policy:

HE-31. Support activities that serve the housing needs of severely disabled low-income persons requiring institutionalized care.

Housing Program:

HE-31(a): The County should support shared housing and the establishment of small scaled residential care facilities in all residential communities to serve the needs of institutionalized persons with disabilities seek funding and assistance from HUD's Supportive Housing for Persons with Disabilities - Section 811 program, Permanent Housing for the Handicapped Homeless Program (part of the Supportive Housing Demonstration Program (McKinney Act)) and the Supportive Housing for the Homeless (McKinney Act) - supportive Housing Demonstration Program for the acquisition and construction of such care facilities.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: HUD's Supportive Housing for Persons with Disabilities - Section 811 program.
Permanent Housing for the Handicapped Homeless Program (part of the Supportive Housing Demonstration Program (McKinney Act))

OBJECTIVES: Supportive Housing for the Homeless (McKinney Act)- Supportive Housing Demonstration Program
Support shared housing and development of small scaled residential care facilities

TARGET DATE: Ongoing

Housing for Seniors

Objective: Adequate and affordable housing for senior citizens.

Intent: The 1990 Census reported that there were 73,577 senior households residing in the Sacramento County area. There is a high proportion of home ownership among senior households as approximately 72 percent or 52, 871 senior households are owner-occupants. The majority of

these senior homeowners are retired and are on fixed incomes. As housing costs, including utilities and maintenance, continue to rise, it becomes increasingly difficult for senior residents to meet these costs thereby making them defer any home improvement or maintenance projects. With continued deferment, this may result in dilapidation of many homes thus creating unsafe or unhealthy living conditions for senior home occupants. The intent of this strategy is to continue promoting programs administered by SHRA to assist eligible seniors to make high priority health or safety repairs to prevent dilapidation of their housing units. Among programs available to seniors for housing preservation include:

- Emergency Repair Program
- Home Assistance and Repair Program for Senior (HARP/S)

In 1990, there were 20,666 or 28.1 percent of households 65 years or older renting units. A majority of seniors within the County receive Supplemental Security Income (SSI) as their only source of income. After paying health care costs, and food and living expenses, these seniors can only afford to spend a very minimal amount for housing. The intent of this strategy is to support and extend the independence of seniors by helping them continue living in their own homes as long as they wish to do so. The County will also cooperate with non-profit agency and for-profit housing developers who propose to construct housing for older adults by providing assistance in applying for funding through various federal, state and local programs, offering density bonuses and other local incentives. There are a number of types of housing facilities which could meet the needs of older adults, including rental housing apartments designed specifically for seniors, shared housing, ancillary units, group homes, congregate care facilities and mobile home park/manufactured housing subdivisions.

Policy:

HE-32. Support activities that increase the ability of the elderly to remain in their home or to locate other housing to rent or purchase.

Housing Program:

HE-32(a): The County should continue supporting programs to assist eligible seniors to make high priority health or safety repairs to further prevent deterioration or dilapidation thus allowing seniors to remain in their dwelling units. Utilize the Emergency Repair Program and the Home Assistance and Repair Program for Seniors (HARP/S) for senior housing preservation.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Emergency Repair Program and the Home Assistance and Repair Program for Seniors (HARP/S)
OBJECTIVES:	Health and safety repair for homes occupied by seniors
TARGET DATE:	Ongoing

HE-32(b): Encourage special housing arrangements, including rental housing apartments designed specifically for seniors, shared housing single room occupancy units, ancillary units, group homes, congregate care facilities and mobile home parks, by:

- Helping sponsoring organizations obtain federal and state funding (such as HUD's Supportive Housing for the Elderly program).
- Committing County funds to help nonprofit or for profit developers of such housing types such as SHRA's Residential Hotel New Construction Program.
- Establish a program of preferential application processing for these housing types development.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and the County Planning and Community development Department

FUNDING: HUD's Supportive Housing for the Elderly program, Residential Hotel New Construction Program and County General Fund

OBJECTIVES: Allow for special housing arrangements, and help for-profit and nonprofit agencies to obtain federal, state and local funding for the construction of such facilities.

TARGET DATE: Ongoing

Farmworkers Housing

Objective: Housing for migrant and settled farmworkers in Sacramento County.

Intent: Agriculture in Sacramento County provided approximately two percent of total employment for the County in 1989. The farm worker population had been fairly constant until recently, but the State projects that farmworkers will decline in numbers in Sacramento County over the next ten years. Two major reasons account for this decrease: 1) the rapid urbanization in most parts of the unincorporated Sacramento County; and 2) the increased use of machines for what was previously labor intensive farming activities.

Farm labor housing can be separated into two different groups: migrant farm labor housing, and permanent farm labor housing. Migrant workers that are brought into the County through the services of the Employment Development Department are provided with housing facilities through farm labor camps that are privately financed by the farmer. According to the County Department of Environmental Health, which licenses and inspects these facilities, there are 35 registered camp sites in the County in 1991. Permanent farm labor housing poses a problem of a different nature. The condition of permanent farm labor housing is difficult to determine due to difficulties in identifying those units occupied by farm laborers. The intent of this strategy is to ensure that migrant farm labor housing is maintained to provide healthy and safe living quarters and to encourage agricultural producers to use various Farmers Home Administration (FmHA) and other state and local programs, including: FmHA 502/504 Home ownership Assistance Program, State Farm Worker Grants for Homeowners, FmHA 514/516 Rental Assistance Program, Rural Cooperative Housing loans, State Office of Migrant Services (OMS) Migrant Labor Centers, Tax Exempt Financing for Farm Worker Housing and HOME Program funding.

Policy:

HE-33. Ensure housing that is provided to migrant farmworkers is decent, safe and affordable.

Housing Program:

HE-33(a): The County, through the Department of Environmental Health, will annually inspect and license labor camp sites to ensure that they meet health and safety standards for migrant workers. The County will issue an annual report of its findings and enforcement actions.

RESPONSIBLE AGENCY: Department of Environmental Health
FUNDING: Inspection fees
OBJECTIVES: Ensure suitable living conditions at farm laborers camp sites
TARGET DATE: Annual inspections and reports

Policy:

HE-34. Support the use of available federal, state and local resources to provide and enhance housing opportunities for farmworkers.

Housing Program:

HE-34(a): The County, through the Sacramento Housing and Redevelopment Agency, will provide technical assistance to non-profit and for profit developers, in applying for FmHA 514/516 Rental Assistance Program to provide a combination of grants and loans to finance the construction of migrant farm worker Rental housing.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: FmHA 514/516 Rental Assistance Program
OBJECTIVES: Apply for loans through the federal government to construct housing for farmworkers
TARGET DATE: Ongoing

HE-34(b): The County, through the Sacramento Housing and Redevelopment Agency, has petitioned and obtained the release of Farmworker Housing Grant Funds from the State Department of Housing and Community Development. The County will assist nonprofit housing sponsors to obtain the balance of funding from other sources.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: State Department of Housing and Community Development's State Farmworker Grants for Homeowners program
OBJECTIVES: Apply for loans through the state government to construct housing for farmworkers
TARGET DATE: Ongoing

HE-34(c): The County will assist in the production of housing within the rural area to meet the need of permanent or settled farmworkers to receive loans and interest subsidy payments for the acquisition and construction of owner-occupied housing units through the FmHA 502 Homeownership Assistance Program.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: FmHA 502/504 Homeownership Assistance Program
OBJECTIVES: Assist potential homeowners to apply for loans and interest subsidy payments through the federal government for housing construction and acquisition
TARGET DATE: Ongoing

HE-34(d): The County will implement the Home Assistance and Repair Program (HARP) and the CDBG rehabilitation loans to facilitate their providing matching funds for FmHA's Housing Preservation and Section 504 Very Low Income Homeowner Repair program, available primarily through nonprofit corporations.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: CDBG, FmHA Preservation Grants and FmHA Section 504 loans and grants
OBJECTIVES: Increase rehabilitation funds for farmworker housing
TARGET DATE: Continuous outreach

HE-34(e): The County will support proposals with the City of Galt to participate in the funding of farmworker housing developments.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: CDBG, HOME, FmHA 502, FmHA 514/516
OBJECTIVES: Construct housing affordable to farmworkers
TARGET DATE: March 1995

HE-34(f): Provide a program to reduce and waive the required application fees, including appeal fees, for second units or trailer homes for very low and low income farmworkers, while ensuring that necessary inspections for maintenance and safety continue to occur.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: Application fees
OBJECTIVES: Provide housing affordable to farmworkers.
TARGET DATE: November 1994

HE-34(g): The County shall work with local farm bureaus and nonprofit agencies to periodically review housing needs of farmworkers and propose actions to address those needs.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Fund
OBJECTIVES: Review housing needs of farmworkers

TARGET DATE:

Bi-annually beginning in 1995.

Housing for the Homeless

Objective: Emergency shelters and programs for the Homeless through the County's Homeless Program.

Intent: Comprehensive and valid statistics on the homeless are not available and vary widely. The Sacramento Housing and Redevelopment Agency estimates that on any given night, approximately 3,000 men, women and children are homeless in Sacramento. The problems associated with the homeless cannot be solved simply with adequate housing. The solutions must include employment and training, social services, and programs to counter substance abuse, as well as shelter and more permanent housing. As a result, the Sacramento Housing and Redevelopment Agency established the Homeless Program, designed as a continuum of Social Services and housing programs to enable willing homeless people to end their homelessness. Emergency shelters, transitional housing units, and permanent housing placement coupled with various social services and employment opportunities make up the greater portion of the Agency's Homeless Program. The Agency has established a partnership with the County's Human Assistance Department and the State Employment Development Department to provide shelter and housing/employment search services to homeless General Assistance recipients.

The intent of this strategy is to recognize that homelessness is a national problem and encourage provisions for temporary housing in an attempt to achieve community assimilation and reduction of alienation toward the homeless. The County should strongly advocate additional federal and state funding, and shall continue supporting social service agencies providing emergency shelters, transitional housing in coordination with the service needs of the homeless. The County should work with the community to address the real and perceived problems of emergency and transitional housing and make it more acceptable to the surrounding community, as well as eliminate technical difficulties for the provision of homeless shelter. The County should work to ensure that emergency and transitional housing be available to all homeless persons including the elderly and those with disabilities.

Policy:

HE-35. Support programs that address long-term solutions to homelessness including: work skills assessment, job training/placement and housing.

Housing Program:

HE-35(a): Continue to fund groups providing shelter and other services to the homeless (Sacramento County provides funding to various service organization running homeless shelters, such as the Salvation Army, WEAVE and the Sacramento Area Emergency Housing Center. Funding has been provided through the Community Development Block Grants, redevelopment set aside funds and Federal Emergency Shelter Grants.

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: Community Development Block Grants, redevelopment set aside funds and Federal Emergency Shelter Grants

OBJECTIVES: Fund various organization that provide shelter and other related services to the homeless

TARGET DATE: Ongoing

HE-35(b): Obtain available federal and state funds to increase the number of beds in homeless shelters to meet the future needs of the homeless population.

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: HUD Emergency Shelter Grant Program, HUD Shelter Plus Program, the State Emergency Shelter Program and etc.

OBJECTIVES: Obtain available federal and state funds to increase the number of beds in homeless shelter

TARGET DATE: Ongoing

HE-35(c): Obtain available federal and state funds to provide additional emergency shelter facilities by utilizing the following programs: HUD Emergency Shelter Grant Program, HUD Shelter Plus Program, and the State Emergency Shelter Program

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: HUD Emergency Shelter Grant Program, HUD Shelter Plus Program, the State Emergency Shelter Program and etc.

OBJECTIVES: Obtain available federal and state funds to provide additional emergency shelter facilities

TARGET DATE: Ongoing

HE-35(d): Provide supportive services to the homeless for the resolution and prevention of further episodes of homelessness. Support services offered by the Homeless Program include: a housing assistance program to the Aid-In-Kind Program, a housing assistance program for County funded shelters, alcohol and drug counseling and case management services. The following supportive services can be utilized for such purposes: HUD Supplemental Assistance for facilities to Assist the Homeless (SAFAH) grants, Health Care for the Homeless, Alcohol and Drug Counseling, employment services and literacy training and etc.

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: HUD Supplemental Assistance for facilities to Assist the Homeless (SAFAH) grants, Health Care for the Homeless, Alcohol and Drug Counseling, employment services and literacy training programs

OBJECTIVES: Provide supportive services to the homeless

TARGET DATE: Ongoing

HE-35(e): Provide transitional housing, job training, and employment counseling in a section of Mather Air Force base to help homeless people gain employment and long-term 52

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: HUD McKinney Act

OBJECTIVES: Provide housing and comprehensive job training.

TARGET DATE: July 1995

HE-35(f): Provide permanent housing opportunities to assist homeless person to re-enter mainstream society in affordable permanent housing. Seek assistance and funding for such permanent housing opportunities through the Housing and Urban Development Section 8 Certificate and Voucher Demonstration Program for the Homeless, Section 8 Moderate Rehabilitation Program for the Homeless, Single Family Housing Disposition Program, Single Room Occupancy housing and public housing.

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: Housing and Urban Development Section 8 Certificate and Voucher Demonstration Program for the Homeless, Section 8 Moderate Rehabilitation Program for the Homeless, Single Family Housing Disposition Program, Single Room Occupancy housing and public housing.

OBJECTIVES: Provide permanent housing opportunities

TARGET DATE: Ongoing

HE-35(g): Locate new homeless shelters within the unincorporated portion of the County where transportation and other needed services are available or accessible.

RESPONSIBLE AGENCY: County Department of Human Assistance and Sacramento Housing and Redevelopment Agency

FUNDING: Appropriate identified funding source

OBJECTIVES: Provide dispersed shelter locations

TARGET DATE: Ongoing

HE-35(h): Amend the Zoning Code to permit homeless shelters, subject to appropriate development standards and locational requirements to ensure that land use compatibility issues are minimized, in the GC and M-1 zones. These development standards will be based on the type of permitted use and not the clientele who will use any such facility. A vacant land inventory prepared in March, 1995, revealed approximately 188 acres of vacant GC property and approximately 1,669 acres of vacant M-1 property. In addition, there is substantial additional acreage in each zone where existing structures could accommodate these uses. After taking into consideration relevant physical and environmental constraints, sufficient developable

acreage would remain to more than accommodate the County's need for sufficient emergency shelter sites.

RESPONSIBLE AGENCY: County Planning and Community Development
Department
FUNDING: County General Fund
OBJECTIVES: Identification of appropriate zoning categories and
land use designations
TARGET DATE: January 1995

HE-35(i): Amend the Zoning Code to permit Single Room Occupancy (SRO) residential units, subject to appropriate development standards and locational requirements, in the RD-20, RD-25, RD-30, RD-40 and GC zones

RESPONSIBLE AGENCY: County Planning and Community Development
Department
FUNDING: County General Fund
OBJECTIVES: Identification of appropriate zoning categories and
land use designations
TARGET DATE: January 1995

Enforcement of Anti-Discrimination Programs

Objective: Equal housing opportunities for all residents of Sacramento County.

Intent: Equal access to housing plays an important role in maintaining Sacramento's diversity. However, discrimination still exists in the County and limits the opportunities of many residents to rent or purchase decent, safe, and habitable housing. Groups that have been affected by discrimination actions include racial and ethnic minorities, families with children, disabled and seniors. This strategy of the Housing Element advocates that actions which result in illegal discrimination in the renting or sale of housing violate state and federal laws and should be reported to the proper authorities for investigation. All discrimination complaints generated within the County should be referred to the Human Rights and Fair Housing Commission. In addition, information will be also distributed in proper locations (i.e., community centers, apartment complexes and grocery stores) and printed in several different languages to inform the general public in regards to County policies on discrimination and methodology for reporting any violations.

Policy:

HE-36: The County shall continue to support and ensure adequate funding is made available to the Human Rights and Fair Housing Commission to support their mission and programs.

Housing Program:

HE-36(a): All complaints of housing discrimination shall be referred to the Sacramento County Human Rights and Fair Housing Commission and state/federal agencies involved in fair housing.

RESPONSIBLE AGENCY: County of Sacramento
FUNDING: County General Fund
OBJECTIVES: Resolution to housing complaints
TARGET DATE: Ongoing

HE-36(b): The County will develop a fair housing auditing/testing program. The County will prepare annual reports on redlining and other forms of discrimination and will annually recommend programs to address redlining and other forms of discrimination.

RESPONSIBLE AGENCY: Human Rights and Fair Housing Commission and Sacramento Housing and Redevelopment Agency
FUNDING: County General Fund
OBJECTIVES: Develop auditing and reporting programs
TARGET DATE: Annual reports

HE-36(c): The County will distribute information in proper locations (i.e., community centers, apartment complexes and grocery stores) and such informational material will be printed in several different languages to inform the general public in regards to County policies on discrimination and methodology for reporting any violations.

RESPONSIBLE AGENCY: Human Rights and Fair Housing Commission and Sacramento Housing and Redevelopment Agency
FUNDING: County General Fund
OBJECTIVES: Distribution of information printed in different languages.
TARGET DATE: Annually reports

Housing Needs of Female Heads of Households

Objective: Adequate housing for families with female heads of households.

Intent: According to the 1990 Census, the unincorporated area of Sacramento County contained a total of 18,899 female head of households with children under the age of 18 years. The Census also reported that 50.8 percent of all female head of households with children under the age of five years in the unincorporated area of the County earned an income which is below the federal poverty level. The policy recommended in the Action Plan advocates for new public housing construction projects to include units to meet the needs of female heads of households. Factors to be considered during project selection and development include adequate accessibility to employment and availability of child care

Policy:

HE-37. Promote the construction of affordable housing which meets the needs of female heads of households.

Housing Program:

HE-37(a): The location of affordable housing projects should be considered within the context of accessibility to employment centers and services, including child care, public transit, schools and local retail uses.

RESPONSIBLE AGENCY:	County Planning and Community Development Department
FUNDING:	Application fees
OBJECTIVES:	Appropriately located affordable housing to address needs of female heads of households
TARGET DATE:	Ongoing through project review

Housing Needs of Large Households

Objective: Adequate housing for large households.

Intent: Large families (i.e., defined as households having five or more persons) are indicative not only of those households that require larger dwelling units to meet their housing needs, but also are reflective of a large number that live below the poverty the poverty level. Of the total 24,411 large households reported in the unincorporated area in 1990, the Census reported that there were 9,937 large households who were renters and 13,804 large households that were owners. In comparison, the Census also reported that there were only 265 renter occupied and 3,861 owner occupied units in the unincorporated area in 1990 having five or more bedroom. The Action Plan advocates the implementation of three programs to address the housing needs of large households: public housing to meet the needs of large households, processing priority for projects consisting large units, and selection priority for projects that propose large residential units.

Policy:

HE-38: Support the development of housing to meet the needs of large households.

Housing Program:

HE-38(a): Utilize public resources, including tax increment funds and redevelopment funds, to finance the development of large family housing.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Various funds available for public housing construction
OBJECTIVES:	Development of housing units to meet the needs of large households

TARGET DATE: Ongoing

HE-38(b): Grant processing priority for multi-family unit projects if a minimum of 10 percent of units are proposed for three or more bedroom unit construction.

RESPONSIBLE AGENCY: Sacramento County Planning and Community Development Department

FUNDING: Application fees

OBJECTIVES: Grant processing priority for applicable projects

TARGET DATE: Following adoption of Element

HE-38(c): Grant selection priority (for projects utilizing public resources) to developers who propose the inclusion of large housing units in the projects.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: Various funds available for public housing construction

OBJECTIVES: Grant selection priority for applicable projects

TARGET DATE: Following adoption of Element

HOUSING STRATEGY V:

PROVISION OF AFFORDABLE HOUSING

Goal:

Ensure the availability of affordable housing for all households in Sacramento County.

Introduction

A housing issue of equal concern to both the public and private sectors involves the provision of affordable housing opportunities. Affordability is defined as the maximum amount a household should be expected to pay for decent, safe and sanitary housing. The State Department of Housing and Community Development considers rental units to be affordable when the expenses associated with rent plus utilities are less than 25 percent of a household's monthly gross income. Residential units that provide ownership are considered affordable if ownership expenses including principal, interest, taxes and insurance do not exceed 25 percent of the gross monthly household income.

Chapter 4, the "Housing Need Assessment" component of the Housing Element revealed that in 1990, a total of 69,640 owner-households and 100,195 renter-households were paying more than 25 percent of their gross income for housing.

The housing needs assessment also concluded that home prices have increased by as much as 100 percent from 1979 to 1989, while modern household income has only increased by approximately 68 percent. According to rental survey conducted in Sacramento, rent costs for all rental types (i.e., studios and one, two and three bedroom apartments) in the Sacramento area increased by approximately 25 percent for the period 1986 to 1992. Overall, these results indicate a past trend of diminishing housing affordability for ownership and rental opportunities. Should the income-to-cost disparities continue to increase in the years ahead, the ability of the housing industry to produce affordable housing for a large segment of the County's population may be seriously diminished.

To address the affordability issue, this strategy seeks to utilize available public funds to leverage financing from private sources to support a variety of housing construction programs. Although state and local governments and private industry play important roles in the provision of assisted housing, federal funding of existing and/or new housing programs should be sought for the provision of affordable housing to address the need of lower income households. In addition, local government can facilitate the provision of affordable housing by encouraging mixed use development, second unit dwellings, manufactured housings, co-housing opportunities and density bonus program.

Utilization of Federal, State and Local Programs for the Provision of Affordable Housing

Objective: Pursue local, state and federal programs, and funding sources, that provide housing opportunities for low and moderate income households.

Intent: The County of Sacramento offers a comprehensive affordable housing program that assists in the financing of new construction of single-family and multi-family units for low and moderate income residents in the County. The Sacramento Housing and Redevelopment Agency (SHRA) has been authorized by the County to carry-out housing programs on their behalf. To ensure that the housing program is implemented to the fullest extent, the SHRA conducts an outreach program to inform and assist all profit, nonprofit agencies and other housing providers to inform them of the programs and available leveraging funds, administered by the Agency.

Many of the programs are driven by the availability of specific federal, state and local funding sources. These federal, state and local programs provide low-cost financing or subsidies for the production of low and moderate income housing. Each of these funding sources tends to have its own housing goals and priorities, specific target population, application procedures, and varying availability of funds. Certain programs require an application and participation by the local public agency (i.e., SHRA); while other programs are for use by non-profit housing corporation and housing authorities. The remaining programs require application and direct participation by a private developer. It is this patchwork of funding and the Agency's aggressive pursuit of affordable housing goals that has largely driven the type and viability of affordable housing in Sacramento.

Policy:

HE-39. Support the use of federal, state and local programs for the construction of affordable purchase homes and assist low and moderate income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing.

Housing Program:

HE-39(a): Seek Mortgage Credit Certificate (MCC) allocations from the State and tax-exempt mortgage revenue bond financing at below market rates to assist private developers of single family homes market their homes to first-time home buyers of low and moderate income. Encourage utilization of the California Housing Finance Agency's single family mortgage bond program among lenders.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Mortgage Credit Certificate, local and California Housing Finance Agency tax-exempt bonds
OBJECTIVES:	Increase housing affordability to low and moderate income first time home buyers
TARGET DATE:	Authorize 300 Mortgage Credit Certificate annually

HE-39(b): Support the Sacramento County Home Loan Counseling Program and Community Home Buyer's Program in qualifying low and moderate income households for home loans and down payment assistance programs.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and private lenders
FUNDING: Community Development Block Grants
OBJECTIVES: Increase homeownership opportunities through loan counseling
TARGET DATE: Serve 600 households annually

HE-39(c): Financially support self-help (sweat equity) housing programs for low income people who construct their own homes under supervision of nonprofit corporations.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Community Development Block Grants, HOME and tax increment funds
OBJECTIVES: Increase homeownership opportunities for low-income families
TARGET DATE: 20 homes per year

HE-39(d): If the Department of Air Force approves the sale of existing housing units in Mather Air Force Base, preserve and rehabilitate the 1,271 single-family and duplex homes at Mather AFB as owner-occupied housing, targeted to first-time buyers.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Community Development Block Grants, HOME and tax increment funds
OBJECTIVES: Preserve and rehabilitate 1,271 single-family and duplex homes at Mather Air Force Base as owner-occupied housing units
TARGET DATE: November 1995

HE-39(e): The County, through the Sacramento Housing and Redevelopment Agency, will obtain information from lenders and the Resolution Trust Company regarding sites/residential projects that may be available for sale, and provide this information to non-profit affordable housing developers.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Community Development Block Grants
OBJECTIVES: Obtain information to lenders and Resolution Trust Company on available lots
TARGET DATE: November 1994

Policy:

HE-40. Support programs that provide assistance to developers whose chose to construct affordable rental units.

Housing Program:

HE-40(a): The County will use its own resources to provide gap financing to stimulate private and nonprofit developers to construct affordable housing, particularly for large families (3 and 4 bedroom apartments). The County's subsidized financing will primarily benefit very low income households and will carry long-term affordability restrictions.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: County Housing trust Fund, HOME, tax increment funds, Low Income Housing Tax Credits, Mortgage Revenue Bonds
OBJECTIVES: Provide financial feasibility for rental housing for very low and low income families
TARGET DATE: 200 units financed per year

HE-40(b): The County will issue multi-family mortgage revenue bonds as developers request such assistance to finance new construction projects for very low, low and moderate-income households (*Note: The ability to achieve this objective is contingent upon interested developers and the market conditions during the time the unit is constructed*).

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: Community Development Block Grants
OBJECTIVES: Issuance of Multi-family mortgage bonds to finance new construction projects
TARGET DATE: Ongoing

Policy:

HE-41. Support programs that provide rental assistance to very low, low and moderate-income households.

Housing Program:

HE-41(a): The County will apply annually for additional public housing and Section 8/voucher certificates to increase the availability of rental subsidies for very low income people.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency
FUNDING: HUD funds
OBJECTIVES: Provide rental assistance and new or rehabilitated units for very low income households
TARGET DATE: Annual applications

Fair Share Housing Plan

Objective: Affordable housing opportunities for low-income households equitably distributed in all communities through the unincorporated area of the County.

Intent: In 1979, the Sacramento County Board of Supervisors and Sacramento City Council both adopted a Fair Share Plan to guide the location of HUD conventional publicly owned housing in the County. The plan seeks to equitably distribute public housing projects throughout the County, and within each Community Planning Area (CPA), thereby providing housing opportunities outside of existing low-income areas. The plan is based upon the desire to achieve greater economic integration and to provide lower income households with increased access to quality schools, job opportunities, open space and recreational facilities.

The intent of this strategy is to update the Fair Share Housing Plan according to 1990 census data and to simplify the data upon which the fair share plan is based. The goal of the plan remains the same: to guide the location of publicly owned housing and achieve scattered site development throughout the unincorporated areas in the County. Priority in site selection will be given to areas not meeting their fair share of assisted housing.

Policy:

HE-42. Distribute affordable housing equitably throughout the County in accordance with general economic conditions, such that each community would contain a range of housing types for all economic classes.

Housing Program:

HE-42(a): Simplify and update the fair share allocation program in conformity with 1990 census data to provide guidance for the equitable distribution of affordable housing in the County.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency and Sacramento County Planning and Community Development Department
FUNDING:	Community Development Block Grant Funds
OBJECTIVES:	Equitable distribution of publicly assisted housing
TARGET DATE:	September 1, 1994

Density Bonuses for Affordable Housing

Objective: Incentives to promote the construction of affordable housing units.

Intent: State law requires local governments to provide density bonus incentives for the development of lower-income housing. A density bonus allows more units to be built than allowed by zoning laws, if developers commit to reserve a specified percentage of units for lower-income households for a specified period of time. Density bonus policies are also used to provide housing for the elderly. The County of Sacramento has a density bonus program for use, in accordance to state provisions. The County's program allows the issuance of a Special Development Permit for

a density increase of up to 50 percent of permitted density if the appropriate body finds that the project will provide at least:

- Twenty-five percent of the total units of a housing development for persons and families of low or moderate income; or
- Ten percent of the total units of a housing development for lower-income household; or
- fifty percent of the total dwelling units of a housing development for qualifying residents (senior citizens).

A density bonus may be requested for all residential developments by applying for a Special Development Permit which may be submitted at the same time that a site plan, use permit or subdivision map application is filed. This strategy of the Housing Element supports the use of a density bonus recognizing land is one of the most expensive items in the production of housing, and that it is difficult to find sites which are zoned at sufficient density and still low enough in price for affordable housing development.

Policy:

HE-43. Support the use of a density bonus in single-family residential projects as a means of achieving affordable housing for very low and low-income households, and for units meeting the housing needs of the elderly.

Housing Program:

HE-43(a): Amend the existing density bonus ordinance, as described in the Zoning Code, to conform with the requirements of state law. Grant a 50 percent density bonus as required by State law for projects consisting of five or more dwelling units, that include 25 percent of the total units for low or moderate income households or 10 percent of the units for lower-income households, provided that affordability is ensured for the life of all units for which a bonus is granted.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Fund
OBJECTIVES: Amend the Zoning Code to provide new provisions in regards to density bonuses requirements
TARGET DATE: 1994

HE-43(b): Eliminate the need to apply for a Special Development Permit in order to obtain a density bonus.

RESPONSIBLE AGENCY: County Planning and Community Development Department
FUNDING: County General Fund
OBJECTIVES: Amend the Zoning Code to eliminate the need to apply for Special Development Permit to obtain density bonus and grant 50 percent density bonus
TARGET DATE: November 1, 1995

Tax Increment Funds

Objective: Utilization of tax increment funds for affordable housing production.

Intent: California State Redevelopment law specifies that property tax revenues generated by increases in assessed value within designated redevelopment areas be allocated to the redevelopment agency (in this case, the Sacramento Housing and Redevelopment Agency) to implement an effective redevelopment program. State law further requires that at least 20 percent of the tax revenues be set aside for the development, maintenance and preservation of lower-income housing. A local jurisdiction need not limit the use of the funds to redevelopment areas only, but may use the 20 percent tax increment funds more broadly within its entire geographic boundary, provided that the assistance is of benefit to a redevelopment area.

Types of project that can be funded with tax increment housing set-aside fund include land acquisition for owner-occupied and rental housing, rental housing, rehabilitation and new construction financing, self-help housing, mixed-use developments, residential hotels, senior housing and housing for the disabled.

With the exception of the Walnut Grove Redevelopment Area, which generates approximately \$14,000 in total tax increments per year, the other redevelopment areas in the County have been only recently adopted or are in the process of being adopted. While these areas (i.e., Auburn Boulevard, Franklin Boulevard, Stockton Boulevard and Mather Air Force Base) do not now generate tax increment revenue, that revenue will occur after reinvestment takes place. The only one exception is Mather Air Force Base, which projects \$4 million in tax increment revenue in the first five years, generating approximately \$800,000 in the low/moderate income housing setaside by the year 2000 (Keyser Marston Memorandum for Economic Planning Systems, 5/4/94).

Other available funding sources to implement the housing programs identified in the Housing Element include:

HOME (Federal, HUD) - Based on the past three years' funding, the County could expect to receive \$2-\$2.4 million annually in federal HOME funds during the planning period. The funding levels for this entitlement program are set by Congress. The majority of HOME funds are used for the acquisition and rehabilitation of substandard properties.

County Housing Trust - Revenues from the trust fund have fluctuated greatly, from a high of \$1.6 million in 1993 to a 4-month 1994 revenue of \$92,000. A reasonable projection would be \$500,000 to \$700,000 annually. Trust fund revenues have been used primarily for new multifamily construction serving very low income households. Four developments have been funded to date.

Community Development Block Grant program (CDBG) - These federal entitlement funds awarded to the County, if continued by Congress, should average \$5 million annually. CDBG funds have been used for redevelopment planning, infrastructure improvements, housing rehabilitation and land acquisition for housing.

Policy:

HE-44. Utilize tax increment funds generated within redevelopment areas for affordable housing production and allow for such affordable housing to be constructed within the redevelopment area or within an area that benefits the redevelopment area.

Housing Program:

HE-44(a): Provide that the minimum 20 percent, as required by state law, of tax increment funds of the Sacramento Housing and Redevelopment Agency, be set-aside for housing assistance, on a schedule determined appropriate by the Agency.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Tax increment Funds
OBJECTIVES:	Use of 20 percent of Tax Increment Funds for affordable housing assistance
TARGET DATE:	1995

Mixed-Use Development

Objective: Use of mixed-use development to increase supply of housing stock.

Intent: The County of Sacramento encourages integrated mixed use developments. The General Plan designations of Urban Transit-Oriented Development and Neighborhood Transit-Oriented Development require mixed-use configurations. Integrated mixed use configurations are also appropriate in areas designated as Low Density, Medium Density and High Density Residential, Commercial and Office, and Industrial Intensive, according to the provisions of the Zoning Code. For example, multi-family development is allowable with combination to commercial construction in Business & Professional (BP), Limited Commercial (LC) and General Commercial (GC) through the approval of a Conditional Use Permit. In addition, Special Planning Area can be established throughout the unincorporated area to provide for a greater range of mixture of uses in an area than would be permitted in the standard land use zones, as described in the Zoning Code. Special conditions and regulations such as list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping and other design standards are defined in the SPA zoned, as established by ordinance. Special Development permits may also be issued for mixed-use developments as a means to encourage creative and more efficient use of land, maximize the choice in type of environment, including housing, available to the area residents and to provide economy in housing opportunities.

Mixed-use developments reduce the consumption of land and construction material to accommodate the same level of urban development, provide additional space for housing construction, encourage a more efficient use of land and a reduce commute trips for shopping, work, entertainment and etc. The intent of this strategy is to support the development of integrated mixed use configuration as a means to expand housing affordability opportunities. The mix of uses, such as office and residential in the same building, creates an expanded opportunity for the provision of affordable housing that would not have occurred under normal circumstances.

Policy:

HE-45. When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities.

Housing Program:

HE-45(a): Develop incentives to encourage developers to use the mixed use option to facilitate the mixing and integration of retail, office and residential uses within the same building.

RESPONSIBLE AGENCY: County Planning and Community Development
Department
FUNDING: Application Fees
OBJECTIVES: Issuance of Special Development Permits and Use
Permits and establishment of Special Planning Areas
to allow for mixed use developments
TARGET DATE: January 1, 1995

HE-45(b): Amend the Zoning Ordinance by including additional provisions to reduce or remove barriers to facilitate mixed-use developments.

RESPONSIBLE AGENCY: County Planning and Community Development
Department
FUNDING: County General Fund
OBJECTIVES: Amendment to the Zoning Code to include additional
provisions to facilitate mixed-use developments
TARGET DATE: 1995

Accessory Dwelling Units

Objective: Utilization of residential accessory dwelling units to provide affordable housing for lower income households.

Intent: Provisions in the Zoning Code permit residential accessory dwelling units in any zone (i.e., with the approval of a use permit), when incidental to a primary residence and located on the same lot or parcel. Residential accessory dwelling units are an innovative and cost-effective means of providing affordable housing opportunities. Accessory units increase the overall density of an area, while maintaining a single-family residential character.

The intent of this strategy is to support the use of accessory dwelling units to provide affordable housing opportunities and to meet the increasing demand for a variety of housing types within the Sacramento area.

Policy:

HE-46. Support the development of residential accessory dwelling units, as a means to increase the overall supply of housing.

Housing Program:

HE-46(a): Develop incentives to encourage homeowners to build accessory units to offset housing costs of the primary unit and to provide needed space for teenager or elderly family members.

RESPONSIBLE AGENCY: County Planning and Community Development Department

FUNDING: County General Fund

OBJECTIVE: To develop incentives to encourage residential accessory dwelling unit construction

TARGET DATE: Fiscal Year 1995/1996

HE-46(b): Establish a program to financially assist the construction of accessory dwelling units in exchange for low-income occupancy restriction.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: Applicable federal, state and local funds for accessory unit construction

OBJECTIVES: Develop a program and identify funding sources to assist low income homeowners to construct accessory dwelling units

TARGET DATE: Ongoing

Non-Profit Housing Organizations

Objective: Support nonprofit sponsors involved in affordable housing construction.

Intent: The County shall continue to assist non-profit housing corporations to expand the permanent supply of housing affordable to lower income households. The Rural California Housing Corporation, Mercy Housing Sacramento, Sacramento Mutual Housing Association, Habitat for Humanity, and Cornerstone Community Housing Corporation are examples of independent non-profit agencies that are involved in the provision of affordable units in the County. Those organizations have provided homeownership for low-income families, quality rental housing for families with appropriate services, and long term affordability.

Policy:

HE-47. Support the involvement of non-profit agencies to promote a partnership between the public and private sector for the provision of affordable housing.

Housing Program:

HE-47(a): Provide working capital, equity and debt financing to nonprofit corporations to expand and maintain affordable housing.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING:	Community Development Block Grant
OBJECTIVE:	Support for non-profit agencies
TIME FRAME:	Ongoing

Alternative Housing Types

Objective: Construction of alternative housing types.

Intent: In an effort to promote affordability, the County through the Sacramento Housing and Redevelopment Agency has pursued and will continue to explore alternative housing options.

Co-Housing. Co-housing or shared housing is defined as a co-operative or condo-type housing ownership that entails a "shared living" lifestyle. Although all units are fully self-contained, a large community room with a central kitchen enables persons/families to have community meals and other community activities (e.g., shared child care, arts and crafts, educational/literacy program, social/recreational activities, family maintenance, etc.)

Mutual Housing. Sacramento Mutual Housing Association is a non-profit agency created in 1988 to provide low and very low income, permanent, secure, resident-directed rental housing. The Mutual's goal is the on-going acquisition and rehabilitation or new construction of this quasiresident/Association owned rental housing. The Mutual has secured various financing sources including tax credits and site control and constructed several such projects.

Housing Co-ops. Only a few co-ops have been developed in Sacramento. This form of housing allows residents to participate in the management and operation of the co-ops.

Policy:

HE-48. Support alternative living arrangement that provides affordability; especially for singles and the elderly.

Housing Program:

HE-48(a): Develop guidelines and incentives that encourage developers to provide alternative housing types; especially co-housing, mutual housing and housing co-ops.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Community Development Block Grant
OBJECTIVE:	Develop incentives to encourage the construction of alternative housing types.
TARGET DATE:	Fiscal Year 1995/1996

HE-48(b): Compile a comprehensive inventory of all available alternative housing arrangements within the County.

RESPONSIBLE AGENCY:	Sacramento Housing and Redevelopment Agency
FUNDING:	Community Development Block Grant

OBJECTIVE:	Listing of available alternative housing arrangements
TARGET DATE:	Fiscal Year 1994/1995

HE-48(c): Identify funding sources and obtain funding for the production of affordable alternative housing types.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency

FUNDING: Applicable federal, state and local funds for affordable alternative housing units construction

OBJECTIVES: Develop a program and identify funding sources to assist in the construction of alternative housing dwelling units

TARGET DATE: Ongoing

HE-48(d): Review Zoning Code to remove barriers and regulations that act to inhibit the development of shared housing opportunities.

RESPONSIBLE AGENCY: County Planning and Community Development Department

FUNDING: County General Funds

OBJECTIVES: Review Zoning Code to remove barriers and regulations to facilitate shared housing

TARGET DATE: November 1995

Condominium Conversion

Objective: Limit the loss of rental units due to conversion activities.

Intent: This strategy directs the County to monitor condominium conversion activities within the unincorporated area. A condominium conversion ordinance was adopted by the County with the intent of assuring that condominium conversion projects meet basic standards of safety, comfort and utility. The ordinance was also designed in recognition that condominium conversions may have negative impact on the supply of rental housing in the unincorporated area, and the potential displacement of County residents, primarily, the elderly, disabled and lower income residents. The ordinance prevents the removal of rental housing stock by denying conversions that would severely reduce the number of low and moderate income rental units. For a project to convert, the Zoning Code requires the following standards to be met:

- the approval of a use permit application
- a property report describing the condition and estimation of the remaining useful life of each elements of the structure including roofs, foundations, paint, insulation, mechanical systems, etc.
- a structural pest control report
- building history report identifying the date of construction

- a rental history report detailing the size, in square footage, of each housing unit and building; the current or last rental rate; the name and address of each present tenant; the monthly rental rate for the preceding three years of each units and the average monthly vacancy over the preceding three years
- a detailed report describing the relocation and moving assistance information to be given to each tenant and the steps the application will take to ensure the successful relocation of each tenant.
- A survey of all tenants in the conversion project indicating how long each tenant had been a resident of the project, how long each tenant had planned to live in the project, whether or not each tenant would be interested in purchasing a unit, to which community area would each tenant choose to relocate if the conversion took place and the tenant did not purchase a unit, and the extent of tenant approval in principle of the conversion. Included in this survey is an estimate of the sales price for each unit, not including inflation and adjustments that would take place during conversion.

Policy:

HE-49. Discourage the conversion of existing rental housing units, primarily those serving the needs of very low and low income households, to market-rate condominiums.

Housing Program:

HE-49(a): Enforce and implement the condominium conversion ordinance which regulates the conversion of rental housing to condominiums.

RESPONSIBLE AGENCY:	County Planning and Community Development
FUNDING:	Application Fees
OBJECTIVES:	Monitor condominium conversion projects
TARGET DATE:	Ongoing

Self-Help Housing

Objective: Provision of affordable housing through "Self-Help" housing construction.

Intent: The County shall support self-help or sweat equity programs that provide homeownership to lower income families, who earn their equity through their labor. Rural California Housing Corporation's self-help housing program organizes and supervises groups of low-income people to build their own homes. Habitat for Humanity also provides the means for self-help ownership through the use of volunteers. Sacramento Housing and Redevelopment Agency finances land and predevelopment costs for self-help projects.

Policy:

HE-50. Support the use of Self-Help or "sweat equity" programs, as a means of providing affordable housing opportunities for low and moderate income households.

Housing Program:

HE-50(a): The County supports self-help housing as a means for low-income households to become homeowners through the supervised construction of their own homes. The County assists this efforts by providing financing to the sponsoring non-profit corporations.

RESPONSIBLE AGENCY: Sacramento Housing and Redevelopment Agency and various non-profit organizations including the Rural California Housing Corporation (RCHC)

FUNDING: Community Development Block Grants, HOME, Tax Increment funds, Federal Home Loan Bank Affordable Housing Program

OBJECTIVE: Assistance to low and moderate-income households to build their own homes

TARGET DATE: Identify and finance two new self-help housing developments by July 1998

Mixed Income Housing Plan

Objective: A Mixed Income Housing Plan to address housing affordability for residents earning below median incomes.

Intent: Throughout the past decade, housing for low and moderate income families in the Sacramento area continues to be a difficult problem. To remedy this problem, the Housing Element promotes the improvement to housing affordability and increased opportunities to facilitate the mixing of variety of housing types to serve all income groups by reducing or mitigating government constraints. The intent of this Plan is to provide affordable housing opportunities to people who have been unable to afford housing as wages fell behind housing cost increases plus to allow for economic integration

Policy:

HE-51. The County shall adopt programs and procedures with the intent of ensuring that a portion of the County's housing production is affordable for each income classification.

Housing Program:

HE-51(a): Promote the improvement of housing affordability, and increase opportunities to facilitate the mixing of variety of housing types to serve all income groups by reducing or mitigating government constraints, including:

- fee restraint and deferral;
- process streamlining;
- increase the relative planning priority of housing;
- ensure a sufficient amount of developable land to facilitate a competitive market;
- flexible zoning which permits a wide variety of residential densities and housing types by right;
- public investing in housing, public infrastructure, and public services; and

- efforts to improve conditions through state and federal legislation.

New Funding Sources for Provision of Affordable Housing

Objective: Identification of additional funding sources to facilitate affordable housing construction.

Intent: The need to generate additional funding sources to finance the construction of affordable housing have been growing in importance due to diminishing public funds, the lack of full subsidy to implement viable programs and the increasing reliance of local contribution to finance affordable housing projects. Although the County has established a housing trust fund, financed through fees imposed on commercial development, there is still a lack of adequate local resources to address the housing needs of the County. Traditional funding sources, such as the Community Development Block Grants, have fallen short in supplementing those needs. This strategy advocates for the creation of new funding sources for the County housing trust fund. Additional funding sources recommended under the strategy identifies program that have been successfully implemented by other jurisdictions. Additional funding sources include exploration of a tax on in-room hotel movies to fund housing for the elderly and disabled, a tax on restaurant meals to fund housing for the homeless and a real estate transfer tax to fund housing for other low income households

Policy:

HE-52. Identify new funding sources for the provision of affordable housing.

Housing Program:

HE-52(a): Explore new funding sources for the city/county housing trust fund.

RESPONSIBLE AGENCY:	County Planning and Community Development Department and the Sacramento Housing and Redevelopment Agency
FUNDING:	County General Fund
OBJECTIVE:	To identify new funding sources
TARGET DATE:	November 1995

TABLE 3.1

**ANTICIPATED MULTIPLE FAMILY DWELLING UNIT YIELD
SPECIFIC PLANS & COMPREHENSIVE PLANS
ADOPTED PRIOR TO JUNE 30, 1998**

Plan Area	Acres Designated Multiple Family	Unit Yield (Range)	Acres Designated SC, LC	Unit Yield¹	Total
East Antelope	0	0	4	NA	0
East Elk Grove	0	0	23	115	115
East Franklin	28-31	560-620	47	235	795-855
North Vineyard Stn.	31-35	620-700	28	140	760-840
Vineyard Springs	22-29	440-580	18	90	530-670
Poppy/Laguna Ridge	36-40	720-800	45	225	945-1,025
Sunrise-Douglas	72-80	1,440-1,600	189	945	2,385-2,545
Lent Ranch	15-20	300-400	18	90	390-490
Elliot Ranch ²	44	740	14	70	810
TOTALS	248-279	4,820-5,440	386	1,910	6,730-7,350

¹ Unit yield assumes one-quarter of available acreage designated SC & LC multiplied by 20 (i.e., RD-20).

² The unit yield in the multiple-family column matches the total approved as part of the project.

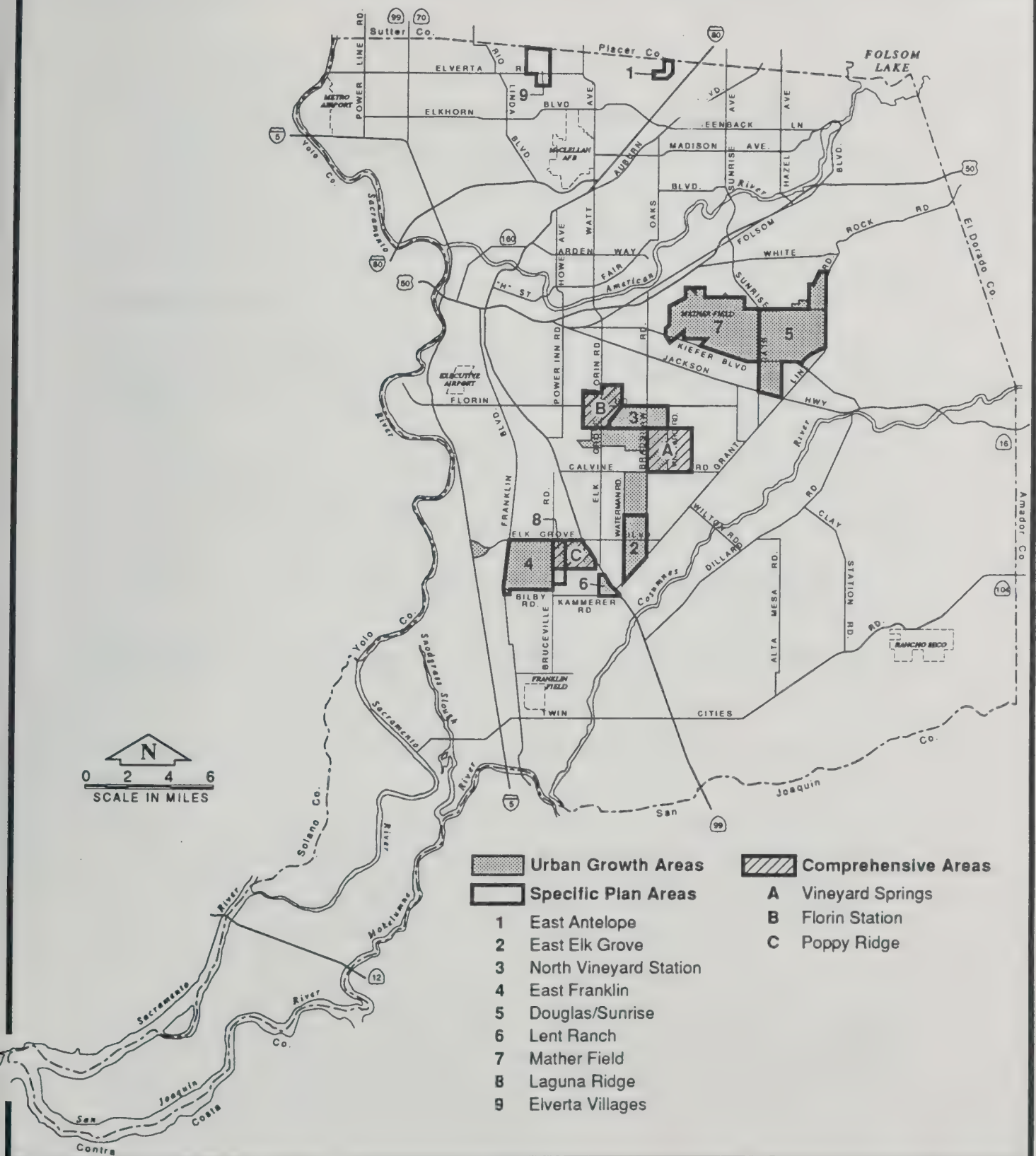


Figure 3.1
Specific Plan & Comprehensive Plan Areas

Prepared by the Sacramento County Planning and Community Development Department

CHAPTER 4

REVIEW OF THE 1989 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

INTRODUCTION

State law, Government code Section 65588, requires each jurisdiction to review its previous Housing Element for the effectiveness of its implementation. The State Guidelines identify the following three parts to the information which should be reviewed:

1. A comparison of the actual results of the earlier Element with its goals, objectives, policies and programs. The results should be quantified where possible, but may be qualitative where necessary;
2. An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved;
3. A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

This chapter evaluates the goals, objectives, and policies of the 1989 Housing Element of the Sacramento County General Plan in order to meet the requirements of State law.

EVALUATION OF THE 1989 HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

The policies and implementation measures of the 1989 Housing Element were recommended by the County-wide Housing Advisory Committee in 1988 and adopted by the Board of Supervisors in 1989. These measures were identified as the most readily implemented on the local level considering available federal, state, and local funding sources. Many of these activities are administered by the Sacramento Housing and Redevelopment Agency in order to prevent duplication of programs.

Of the 26 policies of the 1989 Housing Element, 14 have been successfully implemented, meeting or exceeding the target set by the implementation measure; and in addition, 2 have been partially implemented. Implementation of several policies and implementation measures are still underway or programs are planned for their accomplishment. In several instances, budgetary constraints have prevented the implementation of some programs.

HOUSING ELEMENT POLICY FRAMEWORK

The goal of the 1989 Housing Element is "An Adequate Housing Stock for all Sacramento County Residents." This goal is supported by seven objectives. Within each of the seven objectives, a number of policies have been set forth for the attainment of the objective. For each policy the responsible agency, the time frame, target, funding is listed. In addition, a summary of the implementation measure has been provided (for the complete text of each implementation measure, please refer to the 1989 Housing Element). Finally, an analysis of each policy has been made including a determination of whether or not the policy had been implemented and a discussion supporting that decision.

OBJECTIVE 1: IMPROVEMENT OF EXISTING HOUSING STOCK BY 1991

ACHIEVEMENT OF OBJECTIVE 1:

Eight policies and corresponding implementation measures were identified in order to achieve Objective #1, improving the existing housing stock. Of these 8 programs, three were successfully completed, including 1A, 1B, and 1D. For those programs identifying rehabilitation of units (1B, 1C, 1D, and 1E), two programs for single-family and rental rehabilitation well exceeded their targeted quantified objectives. The rehabilitation of SRO's, as proposed by Policy 1C, is currently under investigation by SHRA. Policy 1E, which proposes the expansion of programs for rehabilitation of mobile homes, has not been implemented. The three final policies, 1F, 1G and 1H, apply to neighborhood improvement and code enforcement. None of these three programs were completed, primarily due to County budgetary constraints.

POLICY 1A

A housing referral service shall be provided to assist lower-income households displaced as a result of demolition activities.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency (SHRA)
TIME FRAME	Ongoing
TARGET	All tenants displaced as a result of demolition activities
FUNDING	Community Development Block Grant; Community Service Block Grant; other federal funding as available

SUMMARY OF IMPLEMENTATION MEASURE

Distribution of a brochure providing the name, address, and telephone number of a housing referral agency to all persons requesting residential demolition permits where displacement of lower-income tenants may result.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

The intent of this policy is to specifically establish a program to provide housing referral service for lower-income households displaced as a result of demolition activities. Specifically, the implementation requires a brochure to be provided to all persons requesting residential permits. This brochure would allow information such as name, address and telephone number of the housing referral agency to be readily available to all displaced tenants. Although brochures have not developed to provide such information to all persons requesting residential demolition permits, this policy was considered implemented since the Sacramento Housing and Redevelopment Agency does currently maintain a housing referral clearinghouse to provide general information to the public. The County has relied on the Sacramento Housing and Redevelopment Agency and other community organization to make information available on such programs: Section 8 assistance, federally assisted below-market-rate rental units, home sharing programs, self-help housing, single-room occupancy unit opportunities, transition housing and homeless programs. In addition, low income households displaced as a result of privately funded demolition activities qualify for priority treatment under housing authority policies for admission to subsidized housing. It may be appropriate to continue advocating the development of a brochure to assist lower income households displaced due to demolition activities.

In addition to establishing a housing referral service program, an ordinance could be recommended to the Board of Supervisors for adoption, that would require owners of rental property to pay for the relocation expenses of lower income residents displaced due to condemnation, demolition or vacation of units due to code violations. In addition, the County must abide with State Law which requires that all dwelling units occupied by lower income households which are demolished by public action, i.e. redevelopment activities, must be replaced and 75% of the replacement units must be available at comparable cost to the units removed.

POLICY 1B

The Rental Housing Rehabilitation Program shall be continued to assist lower-income households.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 to 1991
TARGET	200 Rental Units
FUNDING	HUD community Development Block Grant; MOD Rehab Program; Rental Rehab Program

SUMMARY OF IMPLEMENTATION MEASURE

Provide owners of rental units serving primarily lower-income residents with low-interest loans to upgrade rental units needing rehabilitation.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion

The policy suggest the continuation and expansion of Rental Housing Rehabilitation Program, currently administered by the Sacramento Housing and Redevelopment Agency. Owners of rental units serving primarily lower income residents were provided with low interest loans to upgrade rental units needing rehabilitation. The policy was also developed with the intent to allow SHRA to continue applying and using Community Development Block Grant (CDBG) funds including HUD Section 8 moderate rehabilitation and Section 312 funding and local redevelopment funding, to assist in the rehabilitation of such units. Rental housing that is rehabilitated or repaired with such funding mechanisms were sought to remain affordable to low-income households.

This policy was considered implemented since from 1989 to 1991, a total of 529 privately owned rental units were rehabilitated and 50 units were rehabilitated for public housing. The rehabilitation of 529 privately owned rental units from 1989 to 1991 exceeded the target amount of 200 rental units. Since the CDBG program provides a vital source of financing for rental housing in need of rehabilitation, this activity should be continued. It may be appropriate for the County to further expand rental rehabilitation opportunities by coordinating and working with financial institutions and non-profit agencies rather than relying solely on governmental funding in order to expand the supply of funding available for future rehabilitation programs.

POLICY 1C

The County shall provide funding to rehabilitate Single Room Occupancy (SRO) units in the unincorporated portion of the county.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency; Non-profit housing corporations; For-profit organizations
TIME FRAME	1989 to 1991
TARGET	37 SRO units between 1988 and 1991
FUNDING	HUD Rental Rehab Loans

SUMMARY OF IMPLEMENTATION MEASURE

Inventory available single-room occupancy (SRO) units that are in need of rehabilitation and provide loans and grants for the rehabilitation of SRO units serving primarily the very-low income tenant.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion

Since the 1960's, Sacramento has lost a substantial number of single room occupancy (SRO) units through the deterioration, hotel conversions and demolition. In the unincorporated area, SRO's are usually older motels renting on a weekly or monthly basis. The intent of this policy is to seek funding to rehabilitate and preserve the remaining SRO

stock. This policy would allow the County, with the Sacramento Housing and Redevelopment Agency acting as the lead agency, to utilize HUD Rental Rehab Loans in providing loans and grants for the rehabilitation of SRO units serving primarily the very low-income tenant. This policy was determined to be not implemented as no appropriate funding for the rehabilitation of SRO units were obtained by SHRA. At one point, SHRA was in the process of inventorying existing SRO's and investigating programs for rehabilitation of those properties, however, this task has been abandoned.

POLICY 1D

The County shall continue the Owner-Occupant Rehabilitation Program.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 to 1991
TARGET	242 Owner-occupied units; Additional 375 units for Emergency repair and Retrofitting
FUNDING	HUD Community Development Block Grant; Other federal and state funds as available

SUMMARY OF IMPLEMENTATION MEASURE

Provide low interest loans for housing rehabilitation to preserve existing single-family housing stock occupied by low- and moderate-income households and to retrofit structures for persons with disabilities and elderly households.

POLICY IMPLEMENTATION

Policy Implemented?: **YES**

Discussion:

Policy 1D was developed with the intent to allow the County to continue supporting the Owner-Occupant Rehabilitation program, developed specifically to preserve the existing single-family housing stock occupied by low and moderate-income households. The Sacramento Housing and Redevelopment Agency has continually applied for participation in the Community Development Block Grant in obtaining funding to support the Owner-Occupant Rehabilitation Program. Providing low-interest loans through the Owner-Occupant Rehabilitation Program allows for the preservation and upgrading of the existing housing stock. Maintenance of such units will provide expanded home ownership opportunities for low and moderate income families. Providing low-interest loans for housing in need of rehabilitation may also encourage surrounding households to maintain their homes and make necessary repairs, thereby improving the overall condition of the community. In addition, the program would also allow for the retrofitting of housing units to increase their accessibility to disabled individuals.

SHRA approved 302 single-family rehabilitation and retrofitting loans from 1989 to 1991. During the same time period, 451 Emergency Repair Loans were also provided (Note: currently SHRA includes Retrofitting Loans into the number of owner-occupied single family owner-occupied loans). This policy was considered implemented since the policy

identified a target of rehabilitating 242 owner-occupied units and the approval of emergency repair and retrofitting loans for an additional 375 units; from 1989 to 1991.

POLICY 1E

A Mobile Home Repair Assistance Program shall be established for very- low income mobile home owners.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 to 1991
TARGET	124 units
FUNDING	HUD Community Development Block Grant

SUMMARY OF IMPLEMENTATION MEASURE

Expand the rehabilitation loan and grant program to provide needed health and safety repairs to mobile home units due to the fact that a large number of mobile homes are relatively old and were built prior to the enactment of the National Mobile Home Construction and Safety Standards Act.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 1E was developed to preserve mobile homes (or manufactured homes) in mobile home parks which have the potential to provide sound housing. The policy seek to expand the rehabilitation and grant program to provide needed health and safety repairs to mobile home units, especially those occupied by very low income residents. A large number of mobile homes within the unincorporated are relatively old, single-wide units built prior to the enactment of the National Mobile Home Construction and Safety Standards Act.

This policy was considered not implemented since the Mobile Home Repair Assistance Program has not been created to provide repairs for mobile homes to address health and safety repairs during the 1989-1991 time frame. However, an Emergency Repair Program, administered by the Sacramento Housing and Redevelopment Agency, is in place at this time in areas that meet the criteria established by SHRA. The Emergency Repair Program served 163 mobile home units from 1989 to 1991. Due to limited funds, it may be appropriate for the County not to preserve mobile homes which do not have the potential to provide safe and sound housing but rather assist these mobile home owners in finding suitable replacement units or provide low-interest loans to purchase replacements.

POLICY 1F

A demonstration program leading to the beautification and preservation of residential neighborhoods shall be established by the County.

RESPONSIBILITY	County Planning and Community Development in conjunctions with the Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 to 1991
TARGET	Identify three residential neighborhoods, 2-5 square blocks in each area.
FUNDING	HUD Community Development Block Grants; Rental Rehab Program; Community Service Grants

SUMMARY OF IMPLEMENTATION MEASURE

Survey community councils to identify those residential neighborhoods that are in need of upgrading and beautification or preservation. Research available programs for neighborhood beautification and preservation and recommend programs to the Board for implementation.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 1F recommended the establishment of a demonstration program leading to the beautification and preservation of residential neighborhoods within the unincorporated area. This policy required the County to survey community councils to identify residential neighborhoods that are in need of upgrading or preservation. Appropriate programs for neighborhood beautification and preservation were also recommended for identification to implement this policy. Due to budget and staff reductions, County Planning and Community Development Department was unable to survey community councils to identify such residential neighborhoods that were in need of upgrading, beautification and preservation.

A necessary prerequisite to providing adequate housing is the provision and maintenance of a satisfying living environment. It is important for the County to continue advocating for blight removal and continue supporting for beautification and preservation of identified residential neighborhoods. The Housing Element update process should consider programs to reduce community blight and upgrade existing residential neighborhoods such as by enacting ordinances and establishing programs that provide incentive for property owners to maintain the safety, durability and appearance of their dwellings and property.

POLICY 1G

NOTE: Policy inadvertently omitted from 1989 Housing Element Update. See below for description of implementation measure.

RESPONSIBILITY	Sacramento Housing & Redevelopment Agency; Environmental Health Dept.
TIME FRAME	1989 to 1991
TARGET	200 units rehabilitated as a result of Section 17299 action

FUNDING

Sacramento County General Fund; Community Development
Block Grant

SUMMARY OF IMPLEMENTATION MEASURE

Identification of neighborhoods with the largest stock of substandard rental units and provide notification to property owners to upgrade the units with one source of funding being grants or low-interest rehabilitation loans offered by SHRA. If the owners used the SHRA moneys they would be required to sign an agreement to keep the units affordable to low-income households for a specified period of time. If owners did not comply this would trigger a code compliance under Section 17299 of the Revenue and Taxation Code. Wherein, the Franchise Tax Board would be notified of the outstanding Code violations and thus deny the tax write-offs associated with income property until the Code violations are remedied.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 1G seeks to strengthen code enforcement through use of State Law provisions. This policy would require the County to identify neighborhoods with the largest stock of substandard rental units and to provide notification to property owners to upgrade substandard units. Owners of substandard rental units should be informed of all available funding sources to upgrade or rehabilitate identified substandard units. Property owners electing to use SHRA moneys for rehabilitation would be required to sign an agreement keeping the units affordable to low-income households for a specified period of time. Owners not complying with the agreement may be penalized in terms of denial to tax write-offs associated with income property.

Although this policy appears to offer excellent incentives to upgrade substandard rental units and to further maintain affordable units, such a program has not been implemented to achieve the intent of this policy. The principle reason for the lack of implementation of this program has been due to the lack of an individual agency with a mandate charged to carry out necessary tasks. Although the policy identified the Sacramento Housing and Redevelopment Agency and the Environmental Health Department as appropriate responsible agencies, neither agencies have adequate code enforcement powers to implement this policy. This policy should be further evaluated in the context of the revision process. An appropriate agency must be identified to implement this policy.

POLICY 1H

Compliance procedures relating to building and safety codes of residential structures shall be reviewed and revised through the appointment of a Code Enforcement Task Force.

RESPONSIBILITY
TIME FRAME

Sacramento County Board of Supervisors
1991

TARGET	Adoption of Task Force recommendations to improve the Code Enforcement Process by 1991
FUNDING	Sacramento County General Fund

SUMMARY OF IMPLEMENTATION MEASURE

Form a County Code Enforcement Task Force to review current building code enforcement policies and practices, identify problems and solutions, and develop improved procedures and programs for adoption by the Board of Supervisors.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

In addition to requiring developers to meet minimum building requirements relating to building and safety codes, Policy 1H further requires the Building Inspection Department to form a Code Enforcement Task Force to provide recommendations to improve procedures and programs involved in the code enforcement process. Some of the recommended duties of the Code Enforcement Task Force include: review of current building code enforcement policies and practices to identify problems and solutions, develop improved procedures and programs, provide a forum for case conferring among various agencies working on the same case, and providing training programs for code enforcement personnel. Although this program was considered not implemented, since a Code Enforcement Task Force has yet to be created, a majority of the tasks described above are currently being undertaken by the Surveyor, Information & Permits (SIPs) section of the Building Inspection Department. SIPs currently reviews building code enforcement policies and practices on a regular basis in an attempt to identify problems and solutions for the development of improved procedures and programs.

OBJECTIVE 2: AN ADEQUATE SUPPLY AND MIX OF HOUSING TO MEET EXPECTED GROWTH BY 1991

ACHIEVEMENT OF OBJECTIVE 2

Objective 2 was designed to achieve an adequate supply and mix of housing within the County. Four programs were identified to achieve this objective. Of these programs, two were successfully implemented and one was partially implemented. Policy 2A, which requires the inventory and purchase of surplus lands, is considered partially implemented as SHRA screens federal surplus property announcements in the Federal Register and has purchased surplus lands. A complete inventory of surplus properties is, however, not maintained by SHRA. Policies 2B and 2C proposed the distribution of affordable housing through a Fair Share Plan and linking residential uses to transit, are considered to be implemented since appropriate action have been addressed by the Board of Supervisors. Policy 2D, which addresses the supply of mobile home spaces, has not been implemented since a program was not established during the planning period.

POLICY 2A

Surplus lands available for housing production shall be inventoried by the County.

RESPONSIBILITY	Sacramento County Planning and Community Development Department; Sacramento Housing and Redevelopment Agency
TIME FRAME	Early 1990
TARGET	Complete inventory of surplus Federal, State and County lands
FUNDING	Sacramento County General Fund

SUMMARY OF IMPLEMENTATION MEASURE

An inventory and list of surplus Federal, State and County land within Sacramento County will be maintained. When appropriate, the surplus land will be purchased at a reduced cost to provide local housing agencies with sites for housing developments.

POLICY IMPLEMENTATION

Policy Implemented?: YES (Partially)

Discussion:

Land costs have contributed substantially to the high cost of housing. To remedy this, Policy 2A recommends that the County inventory and maintain a list of surplus Federal, State and County land within Sacramento County. Such surplus land can then be usually purchased at reduced cost to provide local housing agencies with sites for housing development. This policy was considered partially implemented as SHRA screens federal surplus property announcements in the Federal Register to identify sites for affordable housing development and has purchased surplus lands. A complete inventory of surplus properties is, however, not maintained by SHRA.

POLICY 2B

There shall be affordable housing opportunities for low-income and minority households in all communities throughout the unincorporated area of the County.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989, ongoing
TARGET	An appropriate balance of scattered sites development for lower income households in all unincorporated communities.
FUNDING	HUD Community Development Block Grant

SUMMARY OF IMPLEMENTATION MEASURE

The County shall reaffirm and readopt a Fair Share Housing Plan with the highest priority for funding given to those proposals conforming to the Fair Share Plan.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 2B was developed with the intent to reaffirm and readopt a Fair Share Housing Plan to provide affordable housing opportunities for low-income and minority households in all community throughout the unincorporated area of the County. This policy was determined to be implemented since a revised Fair Share Plan was adopted by resolution of the County Board of Supervisors on May 28, 1991. This Plan would allow for the distribution of public housing units for very low income households among community plan areas in approximately the same proportion as the area's population. Under this plan, the County will be able to construct scattered site public housing of less than 24 units in areas that lack their "fair share" of affordable housing. This provides public housing clients access to better public services than would otherwise be available to them.

POLICY 2C

The County shall target areas for affordable housing adjacent to major transportation corridors and employment centers.

RESPONSIBILITY	Sacramento County Planning and Community Development Department
TIME FRAME	1989
TARGET	Enough vacant land zoned RD-20 (20 units/acre), RD-30 (30 units/acre) and RD-40 (40 units/acre) adjacent to major transportation corridors and employment centers to meet affordable housing needs.
FUNDING	Sacramento County General Fund

SUMMARY OF IMPLEMENTATION MEASURE

Target areas adjacent to major transportation and employment centers for higher density affordable multi-family residential uses.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

To target areas adjacent to major transportation and employment centers for affordable housing, as required by Policy 2C, the 1982 Land Use Element contains several policies that advocate higher density multi-family residential development near employment centers and along major transportation corridors within the urban area. These areas are supplemented with improved transit systems and services. It is assumed that high density housing will include affordable housing opportunities.

POLICY 2D

A supply of mobile home spaces to meet lower-income household demand.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 - 1991
TARGET	A supply of mobile home spaces to meet existing lower-income household demand and demand created by the closing of mobile home parks
FUNDING	Bond financing; use of surplus land leased to developer; other financing as available

SUMMARY OF IMPLEMENTATION MEASURE

Develop a program to maintain an adequate supply of mobile home spaces to meet lower-income demand. Approaches include providing assistance to private developers in the form of land, tax exempt bonds, or other measures or the development and management a mobile home park for lower-income households by SHRA.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Mobile home parks offer an affordable housing alternative for both rental and ownership housing. Although Policy 2D proposes for a supply of mobile home spaces to meet lower-income household demand, the implementation measure of this policy specifically requires the development of a program to provide assistance to private developers in the form of land, tax exempt bonds, or other measures to maintain affordability. This program would also require the Sacramento Housing and Redevelopment Agency to assume more of a direct role in developing and managing a mobile home park for lower-income households. To date, no program has been developed due to the lack of concrete private development proposals and the lack of funding for SHRA to conduct such tasks.

OBJECTIVE 3: AN INCREASED SUPPLY OF LOWER-INCOME HOUSING UNITS BY 1991

ACHIEVEMENT OF OBJECTIVE 3

Objective 3 was designed with the intent to increase the supply of lower income housing within the County. All four programs identified to achieve this policy were successfully implemented. These programs include: continued support for a non-profit Housing Development Corporation; a land banking program implemented by SHRA; the establishment of a Housing Trust Fund; and establishment of a City/County Employment Services program to assist willing homeless persons in acquiring employment.

POLICY 3A

There shall be continued County support for a non-profit Housing Development Corporation.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	The Non-profit Housing Agency was established in late 1988. SHRA is currently assisting in administrative set-up and staffing.
TARGET	Establishment of a non-profit Housing Development Corporation.
FUNDING	SHRA General Fund for initial administration

SUMMARY OF IMPLEMENTATION MEASURE

Continued County financial support for the Non-profit Housing Agency with moneys from the General Fund and staffing assistance.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 3A, designed to allow the County to continue supporting the establishment of a non-profit housing agency, was considered to be implemented since the Sacramento Mutual Housing Association was eventually established in late 1988. This Housing Association was created to provide low and very low income household with permanent, secure, resident-directed rental housing. The Mutual's goal is the on-going acquisition and rehabilitation or new construction of quasi-resident/association owned rental housing. The Mutual has completed two projects totaling 93 units (Glen Ellen Estates and Evergreen Estates) with the aid of approximately \$900,000 in local subsidies. The Mutual has also secured most of the various financing sources including tax credits and site control for a 44 unit new construction of Norwood Estates. In addition, the Village Park Project, a 50 unit residential construction project, with a local funding commitment of approximately \$450,000 is in process. Note that all four projects are located within the City of Sacramento, however, such housing opportunities are available to all residents. The Mutual will continue considering other project sites, including within the unincorporated area, for the construction of rental units.

POLICY 3B

The County shall develop a land banking program for low- and moderate-income housing.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 - 1991
TARGET	The purchase of several sites prior to 1991 that will accommodate 40 lower-income housing units
FUNDING	HUD Community Development Block Grant; Section 8 scattered site moneys; conventional housing moneys

SUMMARY OF IMPLEMENTATION MEASURE

Purchase of land by SHRA for low- and moderate-income housing developments in areas where there is a reasonable expectation that urbanization is likely to occur in the short-term future. Purchasing land in advance of household need and urban growth can keep costs incurred by SHRA to a minimum.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 3B advocates the development of a land banking program for low aid moderate-income housing. This program would allow the County to purchase land in areas where there is a reasonable expectation that urbanization is likely to occur in the short-term future. Land that is currently zoned for agriculture or agricultural residential uses can be purchased at a substantially lower price than land already zoned for urban residential uses. The advantage of purchasing such agricultural or agricultural residential zoned land in advance of household need and urban growth is that costs incurred by the Sacramento Housing and Redevelopment Agency can be kept to a minimum. This policy has been implemented successfully, since SHRA has purchased seven sites in the unincorporated area of the County with the combined development capacity of 110 units. Five sites were developed between 1989 to 1991, yielding 50 units of low and moderate income housing. This policy was developed with a target objective of purchasing several sites prior to 1991 that will accommodate 40 lower-income housing. As the price of land continue to rise, this land banking program may play a more significant role in providing low income housing opportunities.

POLICY 3C

The County shall establish a Housing Trust Fund to provide gap financing to projects that will be affordable to low-income households.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency; Sacramento County Department of Public Works
TIME FRAME	Housing Trust Fund established in 1989 with new units available by late 1991
TARGET	200 rental units affordable to low- and very-low income households on scattered sites
FUNDING	Housing Trust Fund

SUMMARY OF IMPLEMENTATION MEASURE

Establish a Housing Trust Fund, with funds derived from a development fee on all new or substantially changed commercial, office, and industrial structures. The funds shall be

used to provide "gap" financing for the construction or rehabilitation of housing units affordable to low- and very-low income households.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

A housing trust fund was proposed in the 1989 Housing Element to provide gap financing to projects that will be affordable to low-income households. The housing trust fund was drafted and adopted by the Board of Supervisors in 1990 and creates a housing linkage fee on new commercial development. The fee, which ranges from \$.25 per square foot for warehouse uses to \$.95 per square foot for office development, is placed in a housing trust fund. The county has \$1,201,511 in escrow, collected from four projects.

POLICY 3D

There shall be strong coordination efforts between County departments and Sacramento Housing and Redevelopment Agency on housing and employment programs for the homeless.

RESPONSIBILITY	SHRA; Sacramento County Department of Social Services
TIME FRAME	1989, ongoing
TARGET	Assistance to willing homeless persons seeking a job and permanent shelter
FUNDING	Steward McKinney Homeless Funds; Community Development Block Grant; Community Service Block Grant

SUMMARY OF IMPLEMENTATION MEASURE

Coordinate efforts to assist willing homeless persons in acquiring an adequate source of income and a permanent residence.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 3D was developed to specifically address the needs of the homeless population of the County. This policy suggests strong coordination between County Departments and the Sacramento Housing and Redevelopment Agency on housing and employment programs for the homeless. The SHRA has been a leader in developing programs to serve the community's homeless population. The Homeless program monitored by SHRA in the City and County of Sacramento provides eleven shelters which serves 540 clients. This program further provides homeless individuals and families with furnished apartments for 6 to 9 months. SHRA currently administers 5 of such transitional housing programs. In addition to providing shelter and transitional housing programs as described above, the SHRA Homeless program also assist clients of these programs in seeking federally subsidized permanent housing opportunities. The County established an Aid-In-Kind

General Assistance Program in 1988 which offered emergency shelter, meals, social services and referral, job placement and housing placement assistance to General Assistance recipients. In addition, the Just One Break (JOB) program was established to link homeless persons with employment opportunities. Since its inception in 1986, 4,000 homeless persons have been successfully placed into employment. A comprehensive City/County Employment Services (ESP) program was established with SHRA in April 1990.

OBJECTIVE 4: REDUCTION IN LOCAL GOVERNMENTAL COSTS FOR AFFORDABLE HOUSING BY 1991.

ACHIEVEMENT OF OBJECTIVE 4

Of the two programs identified to achieve Objective 4, reducing governmental costs for affordable housing, one was successfully implemented and one was not. The measure suggesting a reduction in certain permit and applications fees, was not carried out. The measure regarding a demonstration self-help housing project was completed and exceeded the targeted number of units for that program.

POLICY 4A

The County shall offer incentives to encourage the development of very low- and low-income housing.

RESPONSIBILITY	Sacramento County Planning and Community Development Department; Sacramento Housing and Redevelopment Agency (monitoring)
TIME FRAME	1990, ongoing
TARGET	A reduction of a least 50% of current fees for permits required to develop lower-income housing projects. Removal of the special development fee for reviewing density bonus projects.
FUNDING	Sacramento County General Fund

SUMMARY OF IMPLEMENTATION MEASURE

The County shall waive the special development permit fees for the review of density bonus projects and reduce, by at least 50%, the planning application fees required of lower-income housing developments.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 4A was designed to allow the County to offer incentives, in permit fee waiver and application fee reduction, to encourage the development of very low and low income housing. The implementation of this program would allow the County to waive the Special

Development Permit fees for the review of density bonus projects and reduce, by at least 50 percent, the planning application fee required of lower income housing developments. A density bonus program currently exists in the County Zoning Code. This program would allow for the issuance of a Special Development Permit for density increase of up to 50 percent of permitted density if the appropriate body finds that the project will provide at least one of the following:

- Twenty five percent of the total units of a housing development for persons and families of low or moderate income; or
- Ten percent of the total units of a housing development for lower-income household; or
- Fifty percent of the total dwelling units of a housing development for qualifying residents (senior citizens).

Although the County has a density bonus program in place, it does not appear to have contributed significantly to the development of low and very low income housing units. Only two projects were identified that took advantage of this program. This density bonus program promotes Policy 4A by providing incentives for the development of low and very low housing projects, however, this policy is determined to have not been implemented since no actual program to reduce permit and application fees has been instituted.

POLICY 4B

The County shall develop "demonstration" subsidized single-family housing program for lower-income households.

RESPONSIBILITY	Sacramento Housing and profit Housing Corporation	Redevelopment Agency; Non-
TIME FRAME	1990 - 1992	
TARGET	10 low and moderate-income households participating in a subsidized single-family housing programs	
FUNDING	Community Development Block Grant; Non-profit Housing Development Corporation use of bonds and other financing techniques	

SUMMARY OF IMPLEMENTATION MEASURE

Develop a subsidized owner-occupied housing program. The amount of subsidy provided to an eligible low- or moderate-income household to purchase a single-family unit would be returned to the administering agency through a "second" loan upon resale to a non-eligible household. Money loaned the prospective low- or moderate-income household would be used to partially or wholly serve as a down-payment deferred until the house is sold. Once the house is sold the money will be returned to the administering agency and placed in a revolving fund for use by other eligible low- and moderate-income households.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 4B required the County, with the Sacramento Housing and Redevelopment Agency acting as the lead agency, to develop a subsidized owner-occupied "demonstration" housing program whereby the amount of subsidy provided to an eligible low or moderate income household to purchase a single family unit would be returned to the Sacramento Housing and Redevelopment Agency through a "second" loan upon the resale to a non-eligible household. The Agency would then place this money in a revolving fund for use by other eligible low and moderate income household. This program has been implemented since a demonstration project involving 15 units of owner self-help housing was completed in 1993 by the Rural California Housing Corporation with financial assistance from the Agency.

OBJECTIVE 5: A PROACTIVE EQUAL HOUSING PROGRAM BY 1991.

ACHIEVEMENT OF OBJECTIVE 5

Objective 5 calls for a proactive equal housing program. This objective has been partially met, with three programs successfully implemented, one partially implemented and three not implemented. Those programs implemented include: supporting the Human Rights/Fair Housing Commission; exceeding by five times the targeted amount of households served by a home sharing program; and the investment of County funds in neighborhood revitalization areas. In addition, Policy 5E, regarding provision of a group residence for 20 severely disable, low-income persons was partially implemented through the provision of a 12 person facility for the physically handicapped (although not specifically low-income). The two programs not implemented included the requirement for builders to provide specific hardware in single-family homes at the request of the elderly and handicapped, and the formation of a Senior Housing Task Force.

POLICY 5A

The County shall continue to support the Human Rights/Fair Housing Commission.

RESPONSIBILITY	County of Sacramento
TIME FRAME	Ongoing
TARGET	Resolution to all housing complaints referred to Fair Housing agencies
FUNDING	N/A

SUMMARY OF IMPLEMENTATION MEASURE

All complaints of housing discrimination shall be referred to the Sacramento County Human Right/Fair Housing Commission and State/Federal agencies involved in Fair Housing.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

The Sacramento Human Rights/Fair Housing Commission assumes a proactive role in resolving all complaints of housing discrimination practices. The Commission publishes literature and holds meetings on fair housing practices, researches owner/tenant disputes and helps achieve compliance with fair housing laws. The Sacramento Housing and Redevelopment Agency supports the Fair Housing Commission through Community Development Block Grant funds while the County allocated \$36,000 through County General funds in fiscal year 1993/1994 to support the Commission.

POLICY 5B

The County shall require housing developers to offer an optional package of hardware in single-family housing units to meet the special needs of disabled persons and the elderly.

RESPONSIBILITY	Sacramento County Planning and Community Development Department; Sacramento County Public Works (Building Division) Department
TIME FRAME	Initiate in 1989, then ongoing
TARGET	All new single-family housing units sold after January 1989
FUNDING	Private development community; purchaser of home

SUMMARY OF IMPLEMENTATION MEASURE

Require by ordinance or County Code that buyers of single family homes be allowed to request the installation of optional hardware to meet the accessibility needs of disabled persons and the elderly. The hardware shall be provided at low or no cost to the home buyer by the developer. Establish guidelines identifying the specific type of hardware that may be requested.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 5B was designed to require developers to offer an optional package of hardware in single-family housing units to meet the special needs of disabled and elderly, however, an ordinance requiring developers to do this has yet to be drafted and adopted by the Board of Supervisors. There is no program at this time requiring housing developers to offer an optional package of hardware in single-family housing units. Many developers in Sacramento do however, offer optional packages to disabled homebuyers. The principle reason for this program not being implemented is due to the lack of an individual agency or non-profit corporation with a mandate charged to requiring developers to provide such

necessities. The American Disabilities Act requires that only commercial development and multi-family housing provide for the special needs of disabled persons and the elderly.

POLICY 5C

There shall be continued support for the existing house-sharing program for elderly and disabled persons administered by the Sacramento Housing and Redevelopment Agency.

RESPONSIBILITY	Sacramento County; Sacramento Housing and Redevelopment Agency
TIME FRAME	1989 - 1991
TARGET	10 households served annually
FUNDING	Community Development Block Grants; Community Service Block Grants

SUMMARY OF IMPLEMENTATION MEASURE

Provide continued support for a referral service whereby elderly and disabled persons can be matched with other households to share the costs of a single-family housing unit.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

In an effort to promote affordability, Policy 5C was developed to continue supporting the existing house sharing program for elderly and disabled persons administered by the Sacramento Housing and Redevelopment Agency. This policy specifically calls for continuing support for the referral service whereby elderly and disabled persons can be matched with other households to share the costs of a single-family housing unit. The Community Information Center-Housing Referral Clearinghouse program, currently administered by the Agency, continues to provide housing information and referral services on shared housing arrangements, and many other services on subsidized housing opportunities, Section 8 housing availability, HUD-assisted housing, emergency shelters and transitional housing opportunities. During the period of 1989 to 1991, more than 50 referrals were made annually. In addition, the Seniors Allied in Living program, administered by SHRA, with funding received from Community Development Block Grant and local tax funds, links homeowners with homeseekers to create opportunities for the sharing of living quarters and expenses.

POLICY 5D

The County shall promote local investment into areas where there is a need for neighborhood revitalization.

RESPONSIBILITY	Sacramento County Board of Supervisor; Sacramento County Treasures
TIME FRAME	Initiate in 1990
TARGET	All County funds deposited in financial institutions.
FUNDING	Sacramento County General Fund

SUMMARY OF IMPLEMENTATION MEASURE

The County will review the record of local financial institutions and not deposit funds in those institutions that have a poor record of investing money into unincorporated areas undergoing revitalization. The County will promote a portion of its investment into local financial institutions that have a good record of investing in revitalizing neighborhood areas and meet the criteria contained in the Annual Statement of Investment Policy.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

The Sacramento County Treasurer invests in local financial institutions that have a good record of investing in the community through the Community Reinvestment Act.

POLICY 5E

The County shall provide opportunities for group living arrangements for severely disabled low-income persons.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	By end of 1991
TARGET	The construction or acquisition of one or more residential facilities that accommodate at least 20 severely disabled, low-income persons.
FUNDING	Syndications with private developers; tax-exempt bonds; loans from investment sources.

SUMMARY OF IMPLEMENTATION MEASURE

The County would, through a non-profit housing corporation, construct or acquire a group residence facility for severely disabled low-income persons.

POLICY IMPLEMENTATION

Policy Implemented?: YES (Partially)

Discussion:

Policy 5E of the 1989 Housing Element recommended that the County initiate a program to address the housing needs of severely disabled low-income persons. The program would require the County, through the Sacramento Housing and Redevelopment Agency, to fund the acquisition or construction of one or more residential facilities that would accommodate at least 20 severely disabled, low income persons. This program has been partially implemented since the Agency has provided financial assistance for the rehabilitation of a six bedroom independent living facility for the physically handicapped with a maximum capacity of 12 persons. New federal housing funds, now obtainable from under the HOME program, should be sought for rental and ownership housing for low income households. These funds can also be used for new construction of special needs housing including physically handicapped residents.

POLICY 5F

Establish a Senior Housing Task Force to make policy recommendations for the next Housing Element Update.

RESPONSIBILITY	Lead responsibility would lie with the Board of Supervisor through the SHRA
TIME FRAME	Recommendations by mid-1991
TARGET	Task Force recommendations for inclusion into the next update of the Housing Element
FUNDING	Funding would be required for staff time to attend the Task Force meetings.

SUMMARY OF IMPLEMENTATION MEASURE

Establish a Senior Housing Task Force, appointed by the Board of Supervisors. This task force would address five major considerations (see 1989 Housing Element for description of these considerations) in the overall planning process and as a guide to the future update of the Housing Element.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Policy 5F of the 1989 Housing Element was developed with the intent to form a Senior Housing Task Force to make policy recommendations for the next Housing Element Update. The establishment of this task force was recommended due to the following factors:

- Senior needs are as diverse as those of the general population, and a variety of housing options will be required to fit their varying lifestyles.
- Many senior needs are the same as other segments of the population and seniors should be recognized as the subgroup within each "special needs" segment of the population that needs attention.

- Senior housing is emerging as a major component of the housing market and therefore it is important to establish an ongoing dialogue with the private sector to determine what type of housing can be produced.
- The oldest age groups are the fastest growing and housing needs will be interdependent with supportive services and transportation.
- Seniors should be participants in the planning of senior housing projects to ensure their preferences are considered in the future.

In evaluating these five factors, it can be concluded that there is a legitimate need to form a Senior Housing Task Force to make policy recommendation for inclusion in the update of the 1989 Housing Element. This recommended Task Force has however, not been created for the update process. The formation of the Sacramento Housing Element Revision Advisory Committee, consisting of a member from the Commission of Aging, may have eliminated the need to form this separate Senior Housing Task Force.

OBJECTIVE 6: THE PROMOTION OF ENERGY EFFICIENCY IN ALL HOUSING BY 1991

ACHIEVEMENT OF OBJECTIVE 6

Objective 6 calls for the promotion of energy efficiency in all housing. This objective has been met through a number of County programs and private programs by energy providers. SMUD and PG&E combined have weatherized approximately 6,250 units far exceeding the targeted 200 units called for by Policy 6A.

POLICY 6A

The County shall continue to support weatherization programs for existing residential units.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency; SMUD; P.G.&E
TIME FRAME	1989 - 1991
TARGET	200 units annually between 1988 to 1991
FUNDING	Energy grants; Community Development Block Grants; set-aside funds by private energy providers.

SUMMARY OF IMPLEMENTATION MEASURE

Through SHRA, PG&E, SMUD and other energy providers, the County will provide no cost or low-cost weatherization and other energy efficient programs to low-income residential households.

POLICY IMPLEMENTATION

Policy Implemented?: YES

Discussion:

Policy 6A was developed to allow residential households to utilize energy conservation and weatherization programs offered by SMUD and PG&E to help reduce the costs of operating housing. This policy has been implemented since Sacramento Housing and Redevelopment Agency has authorized energy conservation improvements through rehabilitation loans and grants. Improvement funded by SMUD or PG&E are included in SHRA rehabilitation projects. PG&E has weatherized approximately 4,500 low-income homes in the County each year since 1988. This policy will continue until 1995. SMUD weatherized 1,750 homes between 1988 and 1991. This program is funded through the year 1993. SMUD believes that if their budget is cut, the program will continue but on a smaller scale.

OBJECTIVE 7: AN EFFECTIVE HOUSING ELEMENT MONITORING PROGRAM BY 1991

ACHIEVEMENT OF OBJECTIVE 7

Objective 7 provides for an effective Housing Element Monitoring Program. Although a number of performance reports on various programs are prepared by SHRA including the Comprehensive Housing Affordability Strategy (CHAS), a comprehensive annual report on the General Plan Housing Element programs to the Sacramento County Board of Supervisors has not been established.

POLICY 7A

The County shall evaluate, on an annual basis, the status of implementation of all Housing Element programs.

RESPONSIBILITY	Sacramento Housing and Redevelopment Agency
TIME FRAME	Begin in 1989, ongoing after 1989
TARGET	Annual evaluation between 1988 - 1991
FUNDING	Sacramento County General Fund; Sacramento Housing and Redevelopment Agency General Fund

SUMMARY OF IMPLEMENTATION MEASURE

The County, through SHRA, shall designate staff to monitor the activity of all Housing Element programs and report to the Board annually as to the status of program implementation.

POLICY IMPLEMENTATION

Policy Implemented?: NO

Discussion:

Sacramento Housing and Redevelopment Agency prepares annual performance reports in the following areas: Employment Services, Homeless Assistance and low-income housing produced under the federal Housing Assistance Plan (HAP), now called the Comprehensive Housing Affordability Strategy (CHAS). A comprehensive annual report on the General Plan housing programs to the Sacramento County Board of Supervisors has not been established. This program has not been implemented due to the lack of adequate monitoring mechanisms

CHAPTER 5

POPULATION AND HOUSING CHARACTERISTICS

INTRODUCTION

Population and housing analyses are fundamental elements of the planning process. An examination of a community's demographic characteristics, past and present population growth trends, and composition of housing stock are important to developing future policies for the provision of housing and related services.

The purpose of this section is to provide an analysis of population and housing characteristics of the unincorporated area of Sacramento County so that the results can be utilized to identify the area's housing problems and needs. This chapter reviews the unincorporated area's historical population and household growth trends, current demographics, existing housing characteristics and population forecasts. Information for the City of Sacramento and the Countywide area, including the Cities of Sacramento, Folsom, Isleton and Galt are also provided in many sections for comparison and analysis purposes.

Key statistical data are provided and discussed, where available, by smaller Community Planning Areas (CPAs). These discussions compare the 17 CPAs which are entirely or primarily within the unincorporated County. Eight CPAs are not included within the comparative analysis including: five which are primarily in the City of Sacramento; the Galt CPA; the Folsom CPA; and the North Natomas CPA, in which the vast majority of projected growth is anticipated to occur within the City. The South Sacramento CPA is included in the comparisons, although a portion of that area is within the City of Sacramento. Additional statistical data for the 21 Community Planning Areas within the unincorporated portion of County are provided in Appendix A.

POPULATION CHARACTERISTICS

Historical Population Growth

The unincorporated area of Sacramento County has experienced steady growth over the past several decades. Table 5.1, Figures 5.1 and 5.2 present historical population growth trends for the City of Sacramento, the unincorporated area and Sacramento Countywide area. The table and figures indicate that the unincorporated area experienced a growth rate of 33.4 percent as its population increased from 367,349 persons in 1970 to 490,209 in 1980. The area's growth rate was comparably higher than the growth rate experienced by both the City of Sacramento and the Sacramento County total (7.2 percent and 23.5 percent growth rates, respectively).

Each jurisdiction continued to experience rapid population growth in the 1980's. Figures 5.1 and 5.2 show that the unincorporated area's population increased by 29 percent, growing from 490,209 residents in 1980 to 632,330 residents in 1990. This similar trend of higher population growth rate was also visible when examining the City and County-wide growth patterns from 1980 to 1990.

Sacramento City received the greatest percentage of population increase, as its population increased from 275,741 residents in 1980 to 369,365 residents in 1990 (i.e., 34 percentage). The County-wide population increased by 33 percent growing from 783,381 persons in 1980 to 1,041,219 persons in 1990.

Table 5.1

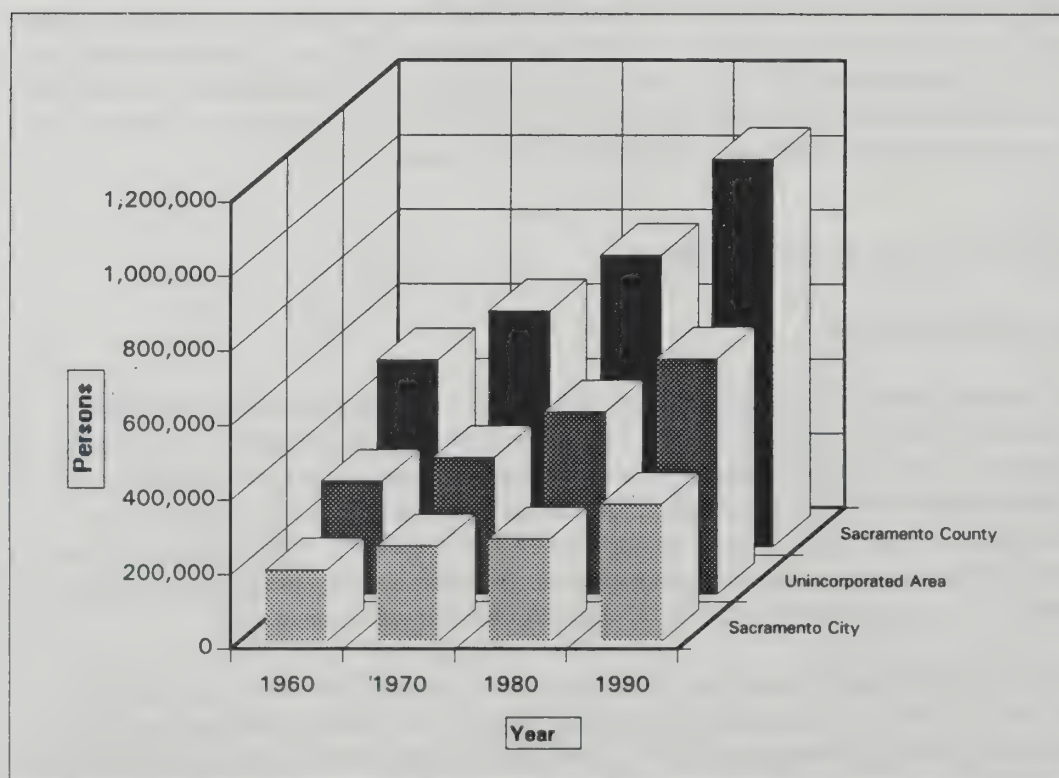
HISTORICAL POPULATION GROWTH COMPARISON
(Total Persons)
City of Sacramento, Unincorporated Area
and Sacramento County Area
1960 - 1990

Jurisdiction	1960	1970	1980	1990
Sacramento City	191,667	257,105	275,741	369,365
Unincorporated Area	304,279	367,349	490,209	632,330
Sacramento County	502,778	634,190	783,381	1,041,219

Source: 1960, 1970, 1980 and 1990 U.S. Bureau of Census, State Department of Finance

Figure 5.1

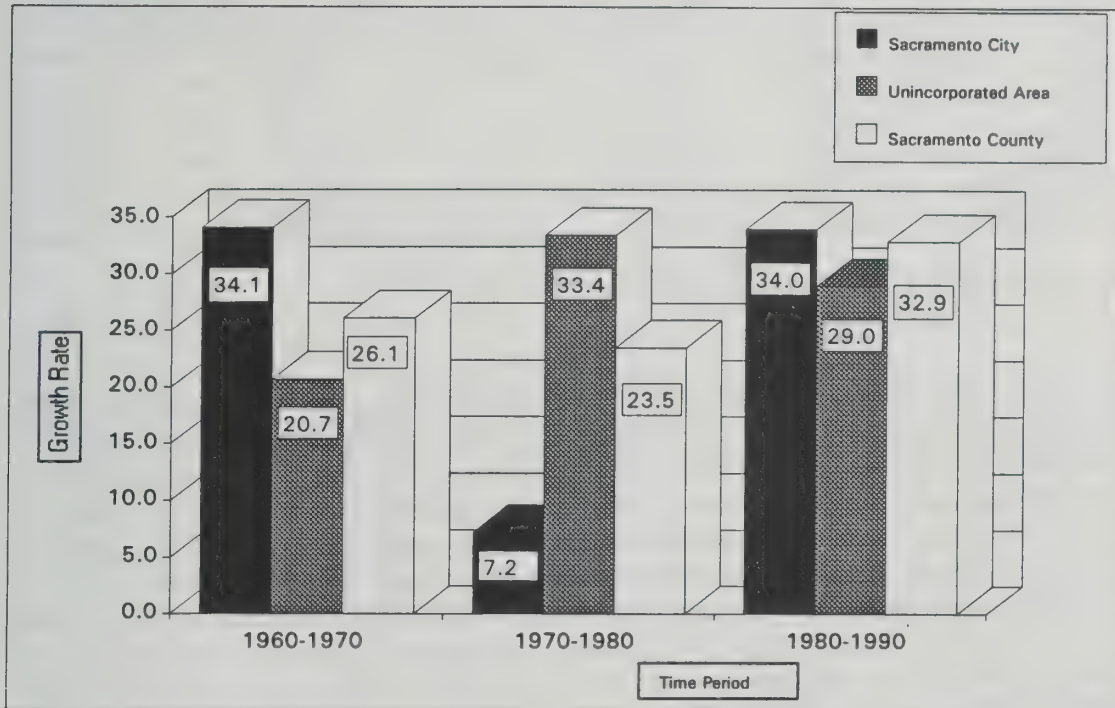
HISTORICAL POPULATION GROWTH COMPARISON
(Total Persons)



Source: 1960, 1970, 1980 and 1990 U.S. Bureau of Census, State Department of Finance

Figure 5.2

POPULATION GROWTH RATES
City of Sacramento, Unincorporated Areas
and Sacramento County Area
1960 - 1990



Source: 1960, 1970, 1980 and 1990 U.S. Bureau of Census, State Department of Finance, Population Research Unit

Population Projections

The population of the County of Sacramento, including the incorporated and unincorporated areas, is expected to increase from 1,099,058 persons in 1992 to an estimated 1,186,000 persons in 1995, representing a growth rate of 7.9% (See Table 5.2). The population growth rate for the unincorporated area of the County, estimated at 7.5% from 1992 to 1995, is consistent with the overall Countywide growth trend. The unincorporated area will experience the greatest population increase in total numbers, increasing from 665,541 persons in 1992 to 715,539 persons in 1995, and eventually up to 795,900 persons by the year 2000. Table 5.2 also shows that proportionately, the greatest growth rates from 1992 to 1995 are expected in the cities of Galt (32.3%) and Folsom (20.5%).

Table 5.2

BASELINE POPULATION PROJECTIONS
Sacramento County Area
1992-2000

Jurisdiction	1992	1995	% change from 1992-95	2000	% change from 95-2000
Folsom	36,507	44,000	20.5	56,800	29.1
Galt	11,033	14,601	32.3	19,400	32.9
Isleton	850	860	1.2	900	4.7
Sacramento	385,127	411,000	6.7	448,000	9.0
Unincorporated	665,541	715,539	7.5	795,900	11.2
Total County	1,099,058	1,186,000	7.9	1,321,000	11.4

Source: State Department of Finance, April 1993

Examining growth projected by Community Planning Areas indicates that the communities with the greatest projected population growth between 1990 and 1995, in decreasing order, are South Sacramento, Franklin-Laguna, Antelope, Elk Grove and Vineyard. Two communities, Arden Arcade and Southeast are projected to have a decrease in total population during the five year period. Several other communities have substantial percentage increases in growth, including Cosumnes and Rancho Murieta, although the total numbers are relatively small. Table 5.3 identifies the Community Planning Areas that are anticipated to absorb the majority of new growth from 1990 to 1995 and from 1995 to 2000. The table shows the total number of additional persons projected within each planning area. This information is based on projections made in the 1990 SACOG Housing Module.

Table 5.3

POPULATION GROWTH BY
Community Planning Areas
1990 to 1995

C.P.A.	Additional Persons	% increase
South Sacramento	30,762	25
Franklin/Laguna	15,882	84
Antelope	10,263	42
Elk Grove	9,328	41
Vineyard	7,358	131

Source: Sacramento Area Council of Government 1990 Housing Module

Age Distribution

Table 5.4 compares the percentages of population by age group, in ten-year increments, between the unincorporated County and Sacramento County-wide. Data in Table 5.4 is visually presented in Figure 5.3. Table 5.4 shows that the pattern of the age composition of the unincorporated area generally reflects the County-wide profiles; with a large number of people in the middle age bracket, and expanding numbers in the oldest and youngest age groups. The general population base in the unincorporated area, overall, is aging. The 1990 median age was 31.9 years as compared with the 1980 figure of 28.9 years, a full three-year difference during the decade.

Table 5.4

AGE GROUP DISTRIBUTION FOR THE Unincorporated Area of Sacramento County and Total Sacramento County-Wide

Age Group	Unincorporated		County-wide	
	Total Population	Percent of Population	Total Population	Percent of Population
0-9 years	100,398	16	165,215	16
10-19 years	85,058	14	137,026	13
20-29 years	108,082	17	180,222	17
30-39 years	114,115	18	190,459	18
40-49 years	82,476	13	131,379	13
50-59 years	55,665	9	86,867	8
60-69 years	48,259	7	78,734	8
70+ years	38,277	6	71,317	7
Total	632,330	100.0	1,041,219	100.0

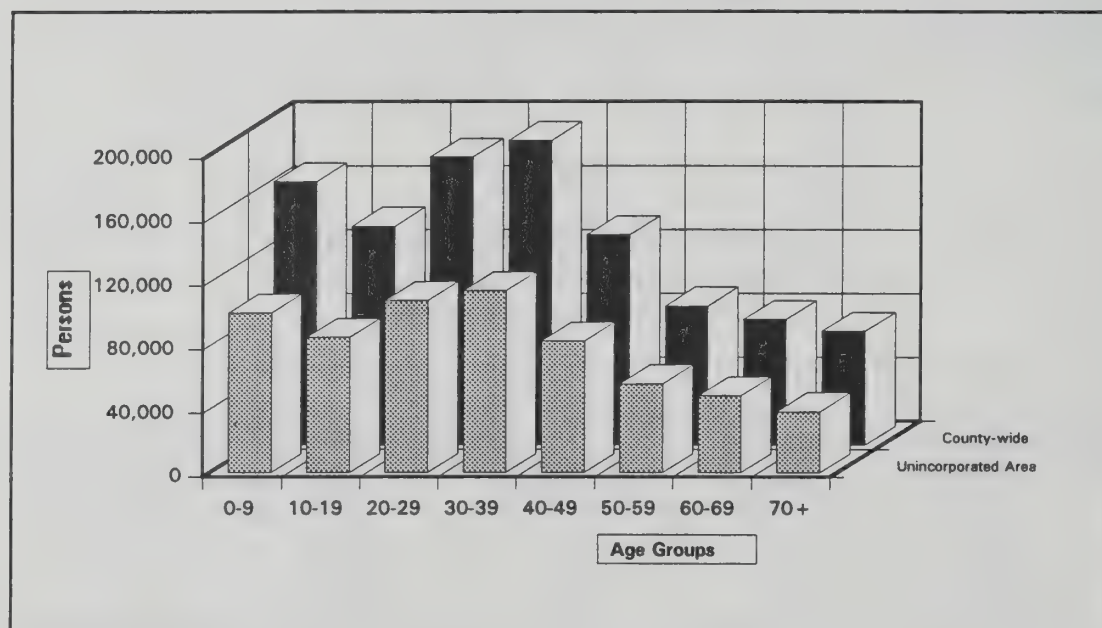
Source: 1980 and 1990 Census

According to projections conducted by the State Department of Finance, Sacramento County's percentage of population 35 years and over is expected to increase from 40.1% in 1980 to 55.2% in 2010. The median age of the County is expected to increase from 29.8 years in 1980 to 38.8 in 2010, resulting from maturation of the baby-boom generation. Over this period, an increasing portion of the population will be in the 60-and-over age group, and specific housing needs of that group will assume on greater importance.

Of those Community Planning Areas within the unincorporated County, Antelope and South Sacramento have the highest percentage of youths aged 0-17 at 33% and 34% respectively. Rio Linda/Elverta, Franklin/Laguna and Elk Grove also have comparatively higher percentages of youths aged 0-17. Rancho Murieta and Arden Arcade have the smallest percentage of youths. Antelope, with the greatest number of youths also has the smallest percentage of elderly at 2% with Franklin/Laguna the next smallest with 4%. CPAs with the highest percentages of elderly include the Delta (17%), Arden Arcade (16%), Rancho Murieta (15%) and Carmichael (14%).

Figure 5.3

AGE GROUP DISTRIBUTION Unincorporated Area of Sacramento County and Total Sacramento County-Wide



Source: 1980 and 1990 Census

Racial/ Ethnic Distribution

Table 5.5 provides the ethnic background of the population of the unincorporated area of Sacramento County in 1980 and 1990. Data in Table 5.5 is visually presented in Figure 5.4. The unincorporated area's largest ethnic group is the White population group. This ethnic group experienced the greatest change in percentage of the population, decreasing from 88 percent of the population in 1980 to 83.4 percent of the population in 1990. The group classified as "other" decreased slightly in the percentage of the population from 3.6% in 1980 to 3.2% in 1990. The Black, American Indian, Asian Pacific Islander and Hispanic populations all increased in percentages. The most significant change among the increasing minority groups occurred in the Asian/Pacific Islander group, which increased nearly twofold from 3% in 1980 to 6.3% in 1990.

The most ethnically diverse CPA's in the unincorporated County are South Sacramento, Franklin-Laguna, Antelope, North Highlands and Delta. South Sacramento has the highest percentages of Blacks, Asians, and other. The Delta had the highest percentage of persons of Hispanic origin along with significant percentages in South Sacramento, the Southeast, Franklin/Laguna and Vineyard. The CPAs with the greatest percentages of Asians were South Sacramento, Antelope, Vineyard and the Delta. The CPAs which were over 90% White include Rancho Murieta, Orangevale, Fair Oaks, Carmichael, Citrus Heights, the Southeast and Elk Grove.

Table 5.5

**DISTRIBUTION OF ETHNIC GROUPS IN
Unincorporated Area of Sacramento County
1980 and 1990**

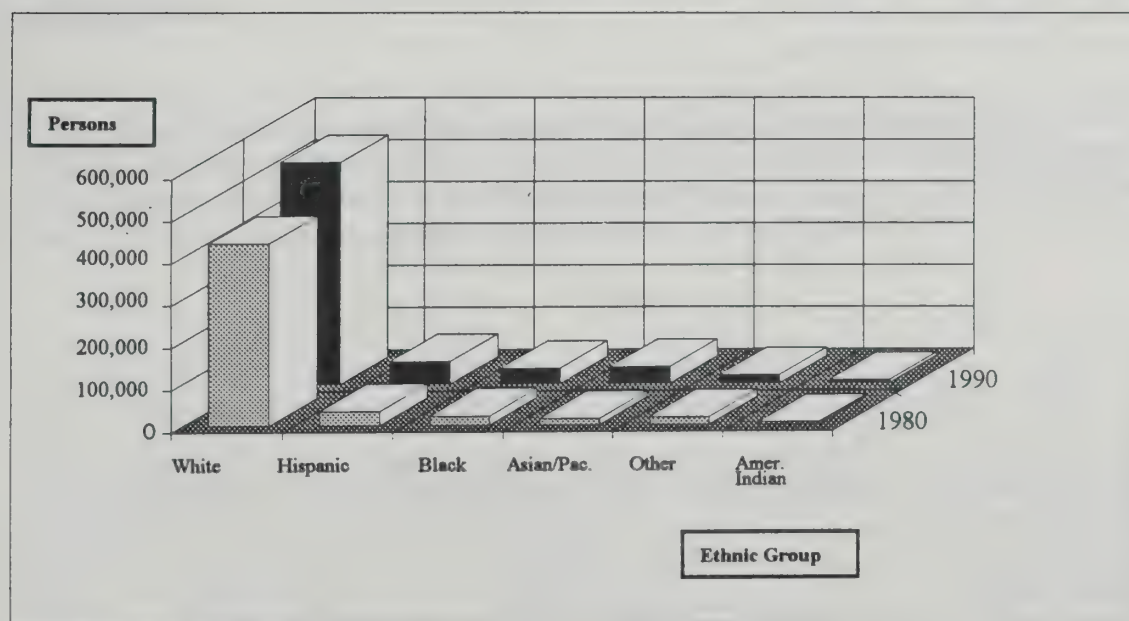
	1980		1990		
Ethnic Group	Total	Percentage	Total	Percentage	Change
White	431,264	88.0%	527,230	83.4%	-4.6%
Black	21,496	4.4%	37,474	5.9%	+1.5%
Amer. Indian	5,270	1.1%	7,617	1.2%	+1.1%
Asian/Pac. Isle	14,707	3.0%	39,550	6.3%	+3.3%
Other	17,473	3.6%	20,431	3.2%	-.4%
Total	490,201	100%	632,302	100%	29%
Hispanic Origin	33,039	6.7%	53,952	8.5%	+1.8%

Source: 1990 Census

Note: Person of Hispanic origin are also counted in the White, Black, American Indian, Asian Pacific Islander and other ethnic and racial categories.

Figure 5.4

**COMPARISON OF ETHNIC GROUP DISTRIBUTION IN
Unincorporated Area of Sacramento County
1980 and 1990**



Source: 1990 Census

HOUSEHOLD CHARACTERISTICS

Household Growth

A household is defined as one or more individuals living together, with common housekeeping arrangements, in the same living quarters. Between 1980 and 1990, the total number of households in the unincorporated area increased from 181,043 to 238,091 households, reflecting a growth rate of approximately 32 percent. The household growth rate of 32 percent experienced by both the unincorporated area and County-wide area from 1980 to 1990, is significantly higher than the 28 percent household growth rate experienced by the City of Sacramento within the same time period (see Table 5.6). In addition, the household growth rate of the unincorporated area (32 percent) is higher than the 29 percent population growth rate achieved by the unincorporated area over the same time period. Higher household growth rates for the unincorporated area is directly attributed to the continuing creation of new households and the overall decline in the average number of persons per household.

Table 5.6.

HOUSEHOLD GROWTH
City of Sacramento, Unincorporated Area
and Sacramento County Area
1980 - 1990

Jurisdiction	1980	1990	10 Year Increase	% Increase
City	112,859	144,444	31,585	28
Unincorporated	181,042	238,091	57,049	32
County	299,805	394,530	94,725	32

Source: 1990 U.S. Census Data

The Community Planning Areas of South Sacramento, South Natomas and Rancho Cordova had the greatest increase in numbers of households as shown in Table 5.7. The Community Planning Areas with the highest percentage of household growth for the time period of 1980 to 1990 were Cosumnes and Vineyard although the total increase was comparatively small.

Table 5.7

COMMUNITY PLANNING AREAS WITH
GREATEST INCREASE OF HOUSEHOLDS PER ACTUAL NUMBERS

Community Planning Area	10 yr. increase from 1980 to 1990	% Increase
South Sacramento	16,092	64
South Natomas	10,156	237
Rancho Cordova	6,988	25

Source: Sacramento Area Council of Government 1990 Housing Module

Group Quarter Growth

The number of persons in group quarters, by political jurisdiction for three different time periods, has shifted dramatically since 1970 (see Table 5.8). In 1970, 90 percent of the group population was in the unincorporated portion of the County; in 1980, this percentage was dramatically lower at 43.5 percent. In 1990, 32 percent of the group population was living in unincorporated Sacramento County. Two important factors can explain the shift of the group quarters population from the unincorporated portion of the County to the City of Sacramento: 1) the City expanded its boundaries through annexations which added a sizable group quarter population, and; 2) there was a tendency to concentrate many group quarters in the central area of Sacramento City.

Table 5.8

**GROUP QUARTERS POPULATION IN
City of Sacramento, Unincorporated Area
and Sacramento County Area
1970, 1980 and 1990**

	1970	1980	1990
Total County	7,303	14,707	22,144
Unincorporated	6,498	6,401	7,098
Sacramento City	653	6,190	8,138
Folsom	0	1,969	6,720
Galt	152	147	175
Isleton	0	0	13

Source: 1989 Housing Element, 1990 U.S. Census Data

Income Level

Income levels effect the cost, style, and type of housing (e.g., single family, multiple family) needed to meet demand. According to the 1990 Census, the median income for the unincorporated Sacramento County was \$34,748 and the City of Sacramento was \$28,183. The median income for the Sacramento Countywide area was 432,297 in 1990. Table 5.9 provides an inventory of household income by various income categories.

Table 5.9

HOUSEHOLD INCOME
Unincorporated Sacramento County

Income	Households	Families	Nonfamily Households
Less than \$5,000	7,370	4,033	3,822
\$5,000 to \$9,999	15,843	7,942	9,168
\$10,000 to \$12,499	8,793	1,136	4,616
\$12,500 to \$14,999	8,179	4,839	3,410
\$15,000 to \$17,499	9,995	5,345	4,703
\$17,500 to \$19,999	8,803	5,287	3,552
\$20,000 to \$22,499	11,167	6,732	4,521
\$22,500 to \$24,999	9,146	5,722	3,364
\$25,000 to \$27,499	11,605	7,102	4,512
\$27,500 to \$29,999	9,182	6,307	2,820
\$30,000 to \$32,499	11,453	7,749	3,842
\$32,500 to \$34,999	8,521	6,204	2,316
\$35,000 to \$37,499	9,391	6,634	2,803
\$37,500 to \$39,999	7,629	5,993	1,641
\$40,000 to \$42,499	10,088	7,487	2,452
\$42,500 to \$44,999	7,126	5,607	1,489
\$45,000 to \$47,499	8,578	6,537	1,779
\$47,500 to \$49,999	6,329	5,151	1,109
\$50,000 to \$54,999	13,181	10,935	2,022
\$55,000 to \$59,999	10,963	8,965	1,684
\$60,000 to \$74,999	20,648	17,728	2,335
\$75,000 to \$99,999	14,236	12,213	1,539
\$100,000 to \$124,999	4,671	4,007	505
\$125,000 to \$149,999	2,001	1,813	134
\$150,000 or more	3,503	3,065	397
Total	238,401	167,866	70,535

Source: 1990 Census

Tenure

An evaluation of the 1970, 1980, and 1990 Census owner-occupied and renter-occupied housing data show that the proportion of population renting homes within the unincorporated area has steadily increased over the past three decades. Table 5.10 shows the unincorporated area of Sacramento's historical patterns of owner versus renter occupation of housing units. Figure 5.5 visually illustrates the distribution of owner versus renter-occupied housing units. In 1970, approximately 66 percent of occupied units within the unincorporated area were owner occupied. By 1990, the percentage of owner occupied housing units within the unincorporated area had decreased to 59 percent. Increasing housing costs (i.e. purchase price) has resulted in declining ownership trend.

Table 5.10

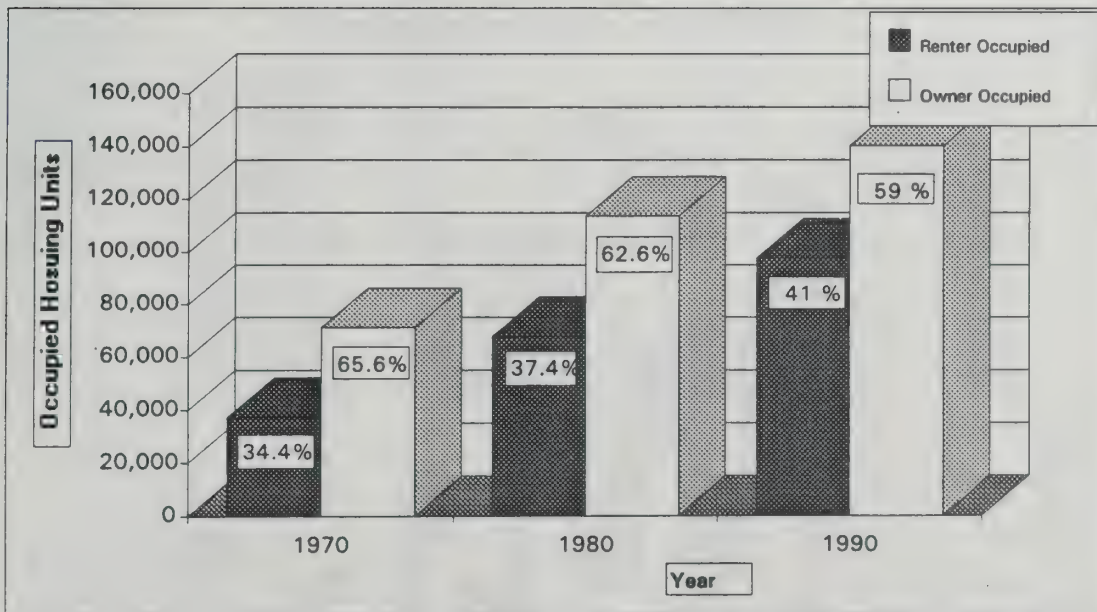
**HOUSING TENURE
(OCCUPIED UNITS)
Unincorporated Area of Sacramento County**

	1970	%	1980	%	1990	%
Owner	71,060	65.6	113,595	62.6	140,516	59
Renter	37,235	34.4	67,824	37.4	97,575	41
Total	108,295	100.0	181,419	100.0	238,091	100.0

Source: 1970, 1980 and 1990 U.S. Census

Figure 5.5

**HOUSING TENURE
RENTER AND OWNER OCCUPIED UNITS
Unincorporated Area of Sacramento County
1970, 1980 and 1990**



Source: 1970, 1980 and 1990 U.S. Census

Household Types

The traditional household type within the unincorporated area has been a married couple with one or more children. Much of housing construction has been designed with this market in mind. In recent years, however, the number of traditional households has declined. There has been a trend toward greater heterogeneity, as other types of households have increased at substantially greater

rates. Table 5.11 compares family composition data between the unincorporated area and other jurisdictions within Sacramento County, while Figure 5.6 visually illustrates the distribution.

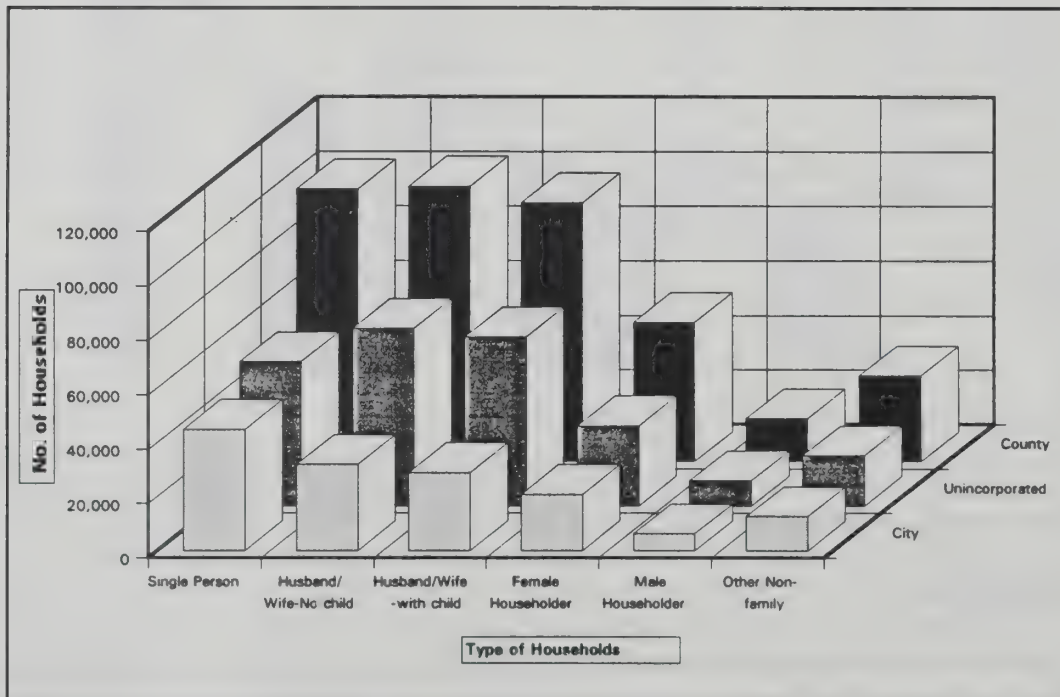
Table 5.11

HOUSEHOLD TYPES COMPARISON
Sacramento City, Unincorporated Area and Sacramento County

Household Type	County Wide		Unincorporated Area		Sacramento City	
	Total	Percentage	Total	Percentage	Total	Percentage
Single Person Households	99,940	25	52,992	22	44,588	31
Husband/Wife Family-no Children	100,908	26	65,388	28	31,788	22
Husband/Wife Family-with Children	94,971	24	62,299	26	28,751	20
Female Family-Householder	51,250	13	29,556	12	20,633	14
Male Family-Householder	15,787	4	9,284	4	6,158	4
Other Non-Family Householder	31,674	8	18,572	8	12,526	9
Total	394,530	100.0	238,091	100.0	144,444	100.0

Figure 5.6
HOUSEHOLD TYPE COMPARISON

Sacramento City, Unincorporated Area and Sacramento County



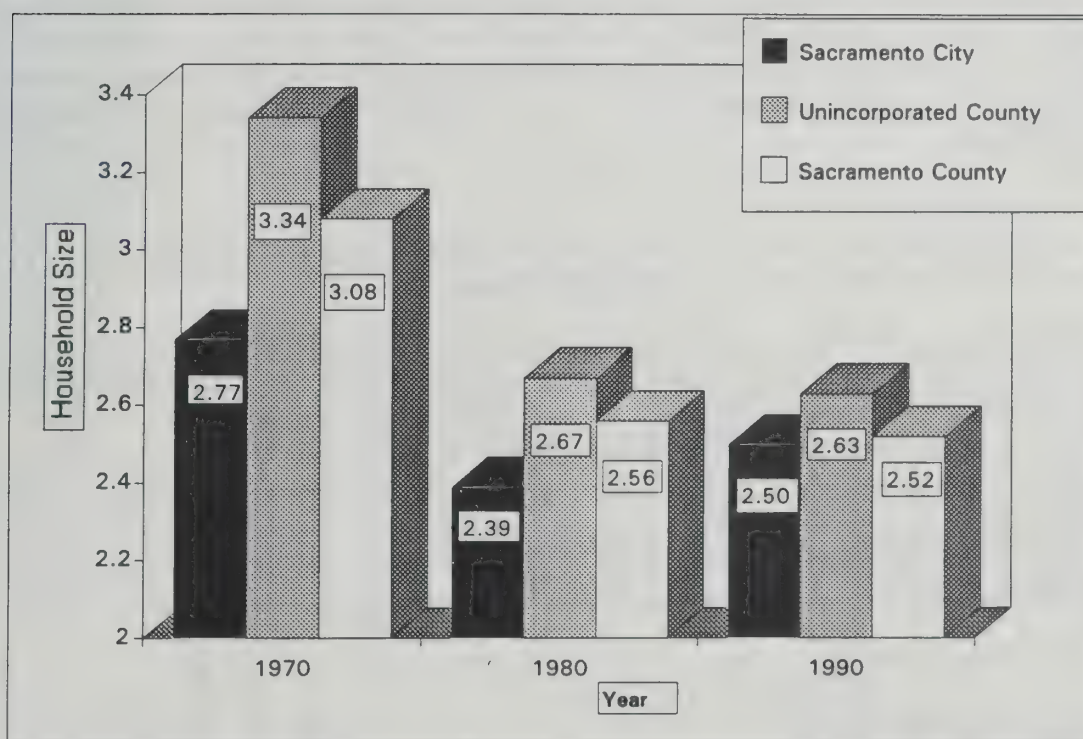
Source: 1990 Census

Household Size

As the population and household growth rate data indicate, the unincorporated area, City and County of Sacramento experienced a large decline in household size from 1970 to 1980. The unincorporated area's average household size decreased from 3.34 to 2.67 persons per household. Figure 5.7 illustrates and compares the persons per household size for the unincorporated area, Sacramento City and County for 1970, 1980 and 1990. Changing age structure of population, housing supply and affordability, increasing divorce rates, and declining fertility rates are among the factors that affected the size and composition of households in the 1970's.

Figure 5.7

HOUSEHOLD SIZE IN PERSONS PER HOUSEHOLD Unincorporated Area, City and County of Sacramento



Source: 1990 Census

The rapidly shrinking household size trend experienced by all three jurisdictions during the 1970's changed in the 1980's, as the unincorporated area and County-wide household size declined very slightly to 2.63 and 2.52 persons per household; respectively. Sacramento City's household size actually rose to 2.5 persons per household between 1980 and 1990. The State Department of Finance projects the County-wide area, as well as Sacramento City, to experience rising household size trend over the next few years. This trend is partly attributed to economic conditions, unavailability of adequate affordable housing units and rising immigrant populations with larger households.

HOUSING CHARACTERISTICS

In order to adequately describe the Sacramento County housing market, it is important to analyze the physical and occupancy characteristics of the housing stock. Such characteristics include the number and types of residential units currently existing in the marketplace, the year structures were built, vacancy rates, and housing conditions.

Housing Stock Growth

In 1980, the unincorporated area of Sacramento County contained 194,027 total housing units, an increase of 82,008 housing units or 73 percent since 1970. Table 5.12 presents the housing stock growth trends for all jurisdictions in Sacramento County. According to the 1990 Census, there were a total of 251,369 units within the unincorporated area, representing an increase of 30 percent since 1980. The State Department of Finance projects that the unincorporated area will contain 265,548 housing units as of January 1, 1993. For Sacramento County as a whole, the largest percentage of increase in housing unit development between 1980 and 1990 occurred in the City of Folsom (135 percent increase) followed by the City of Galt (54 percent increase). During the period 1980 to 1990, the unincorporated area experienced the highest housing unit increase, with an increase of 57,342 units, followed by Sacramento City (30,078 units), Folsom (5,419 units) and Galt (1,078 units).

Table 5.12

TOTAL HOUSING UNITS AND PERCENTAGE CHANGE Sacramento County

Jurisdiction	1970	1980	% Change	1990	% Change
Sacramento City	96,634	123,284	28	153,362	24
Folsom	2,056	3,999	95	9,418	135
Galt	1,034	1,995	93	3,073	54
Isleton	336	397	18	352	-11
Unincorporated Area	112,019	194,027	73	251,369	30
Sacramento County	212,079	323,702	53	417,574	39

Source: 1990 Census

Housing Composition Growth

Table 5.13 identifies the number of building permits issued for single-family and multi-family dwelling units from 1975 through 1992. Figure 5.8 graphically shows the trends in single-family and multi-family building permit issuance. Building permit records indicate that approximately 78,000 single family units were constructed from 1975 to 1992, in comparison with 34,000 multi-family units. A further look at the types of units built since 1975 reveals that construction permits for single family dwellings increased in the 1970's, reaching a high in 1977. The number of construction permits decreased to a record low in 1982 but increased steadily to a high in 1989. Comparatively, building permits for new multi-family units have ranged from a high of 7,456 in 1985 to a low of 272 permits in 1982. The large growth in multi-family units experienced in 1984 and 1985 is not expected to occur over the next few years. One major reason for a decline in multi-family housing construction is the passage of the Federal Tax Reform Act. This Act placed

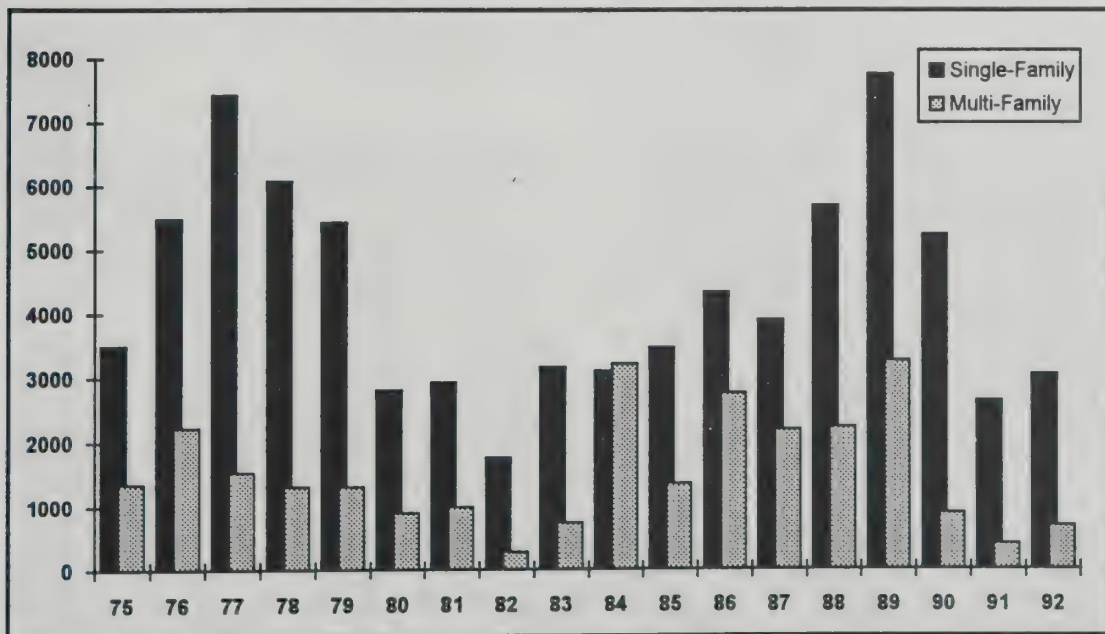
Table 5.13

BUILDING PERMITS ISSUED
Unincorporated Sacramento Area

Year	Single Family Permits	Multi-Family Permits	Total Permits Issued
1975	3,500	1,354	4,854
1976	5,490	2,215	7,705
1977	7,425	1,534	8,959
1978	6,081	1,305	7,386
1979	5,433	1,305	6,738
1980	2,809	899	3,708
1981	2,931	980	3,911
1982	1,755	272	2,027
1983	3,160	728	3,888
1984	3,104	3,206	6,310
1985	3,460	7,456	10,916
1986	4,332	2,754	7,086
1987	3,901	2,189	6,090
1988	5,702	2,230	7,932
1989	7,760	3,260	11,020
1990	5,247	885	6,132
1991	2,634	403	3,037
1992	3,053	677	3,730
Total	77,777	33,652	111,429

Figure 5.8

BUILDING PERMITS ISSUED
Unincorporated Sacramento Area



Source: Sacramento County Building Inspection Department.

constraints on the mortgage revenue bond program which had been a widely used low interest financing technique for multi-family development.

Housing Type

The 1990 Census reported that of the 241,369 year round housing units within the unincorporated portion of Sacramento County, 68 percent were single-family, 7 percent were two to four unit dwelling, 20 percent were 5 or more unit dwellings and mobile homes and 5 percent were other units. Totals and percentages for various dwelling unit types are shown in Figure 5.9. Note that both Sacramento City and Sacramento County-wide, had a smaller percentage of single-family dwelling type and a higher percentage of 5 + unit type, when compared to housing types in the unincorporated area.

Vacancy

As a rule, the higher the percentage of occupied housing units, the more stable the area is; the lower, the less stable. The percentage of owner occupancy reflects the degree of the stock's utilization, and therefore, the extent to which, at given rent or value levels, the neighborhood is attractive to housing consumers. According to the California Department of Housing and Community Development Department, the vacancy rate considered desirable for maintaining a healthy housing market is 4 percent, which includes vacant units for-sale and for-rent.

Results from the 1990 Census identified a vacancy rate of 5.28 percent within the unincorporated area. The 1990 Census further indicated the City and County of Sacramento to have a vacancy rate of 7.02 percent and 5.81 percent respectively. Table 5.14 presents housing statistics derived from the 1990 census for the unincorporated area.

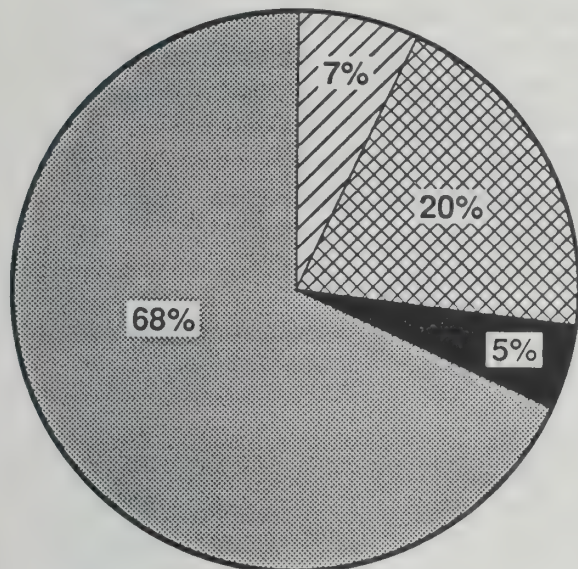
Table 5.14

COMPARISON OF HOUSING OCCUPANCY CHARACTERISTICS Unincorporated Sacramento County 1990

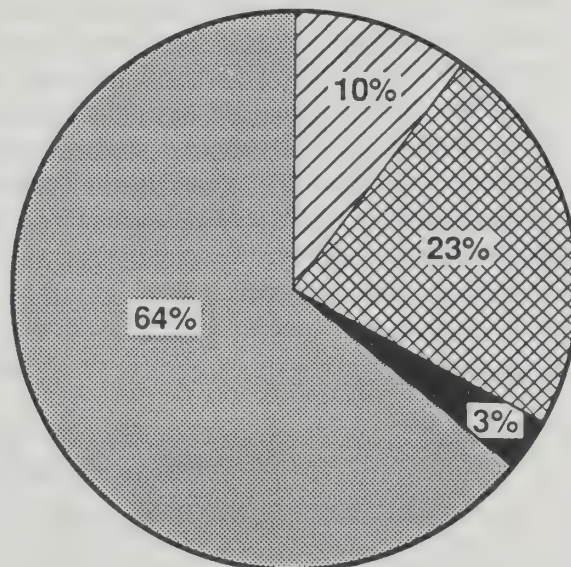
	Total	Occupied	Vacant	% Vacant	Owner	Renter
Single-Family:						
Detached	151,868	146,415	5,453	3.59	121,808	24,607
Attached	19,355	18,460	895	4.62	6,624	11,836
Multi-Family:						
2 units	5,262	5,022	240	4.56	571	4,451
3-4 units	12,195	11,155	1,040	8.53	1,148	10,007
5-9 units	11,677	10,552	1,125	9.63	644	9,908
10-19 units	11,371	10,174	1,197	10.53	289	9,885
20 + units	27,475	24,823	2,652	9.65	207	24,616
Mobile Homes	10,269	9,736	533	5.19	8,507	1,229
Others	1,897	1,754	143	7.54	718	1,036
Total	251,369	238,091	13,278	5.28	140,516	97,575

Source: 1990 Census

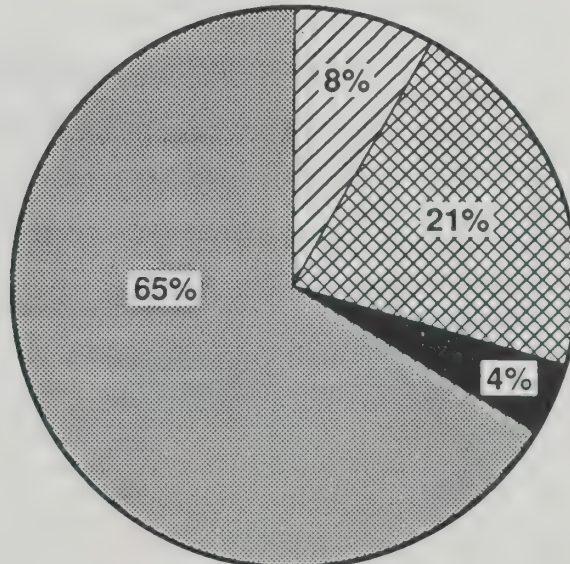
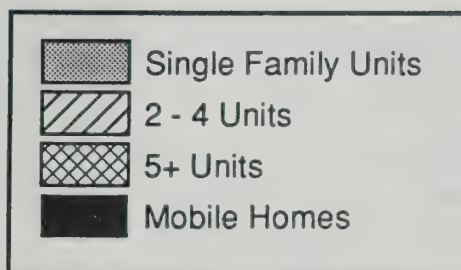
Jurisdiction	Single Family	2 - 4 Units	5+ Units	Mobile Home	Total
Sacramento City	98,221	14,623	35,651	4,867	153,362
Unincorporated	171,223	17,457	50,523	12,166	251,369
Sacramento County	278,744	32,854	87,590	18,386	417,574



Unincorporated



Sacramento City



Sacramento County-wide

Source: California Department of Finance:
Demographic Research Unit and
Sacramento Area Council of Government

Figure 5.9

Housing Units By Type - 1990 Census

Prepared by the Sacramento County Planning and Community Development Department

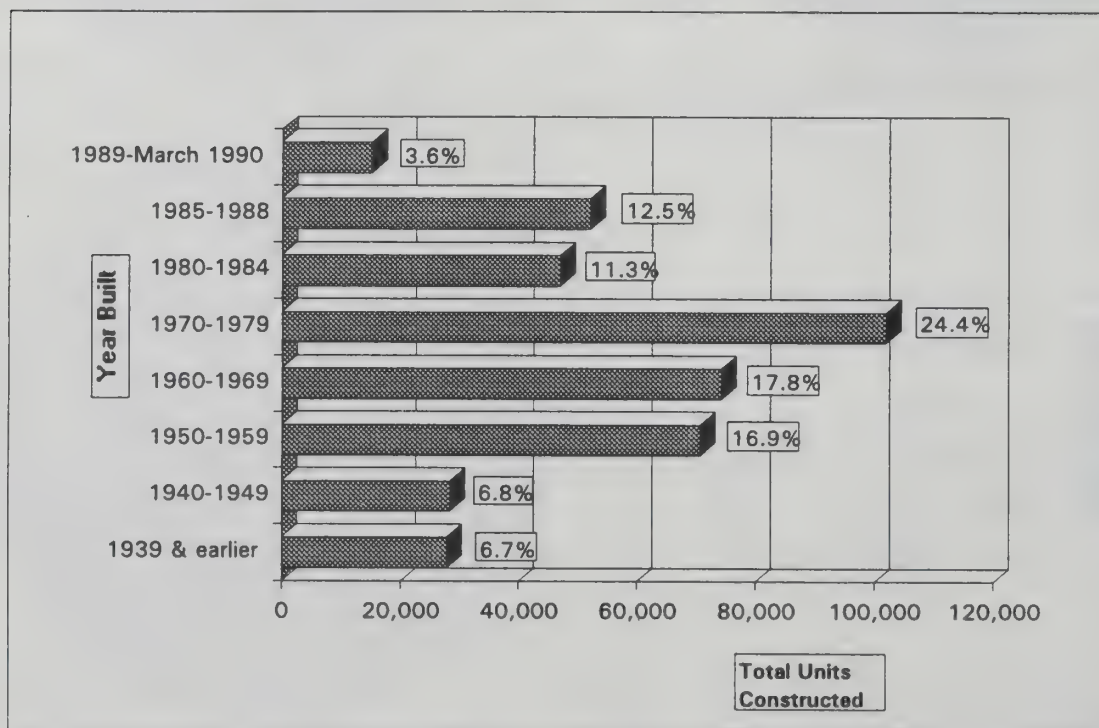


Age of Housing Stock

The age of the housing stock, when used in conjunction with other housing characteristics, provides a direction for housing policy in two ways. First, the age of housing in the community indicates the extent to which repair or rehabilitation is needed to bring the units up to code compliance. Second, the age of housing may reflect the overall condition of the neighborhood in which that housing is located. In unincorporated Sacramento County, almost 70 percent of the year-round housing units were built after 1960. Figure 5.10 graphically shows that housing units built in the unincorporated area of the County from 1980 to 1990 represent approximately 27.4 percent of the total 1990 housing stock. Because the age of a large segment of the housing stock is relatively new and the average life of a dwelling unit is generally considered to be fifty years, there is not as great a need to emphasize substantial rehabilitation or neighborhood programs. However, housing rehabilitation still remains an important component in the County's overall strategy of maintaining an adequate housing stock.

Figure 5.10

AGE OF HOUSING STOCK Unincorporated Sacramento County



Source: 1990 Census

The 1990 Census further reports that 14,355 housing units in the unincorporated area of Sacramento County were built prior to 1950, representing 5.7 percent of total existing housing stock. Approximately 2 percent of the housing stock in the unincorporated area is more than 50 years old. Table 5.15 shows the distribution of housing units by age of structure by selected Census Designated Place.

Table 5.15

**DISTRIBUTION OF YEAR ROUND HOUSING UNITS
BY AGE OF STRUCTURE
SELECTED CENSUS DESIGNATED PLACES**

Census Designated Place	Year Structure Built						
	1989-90	1980-88	1970-79	1960-69	1950-59	1940-49	1930 & older
Rio Linda	167	811	505	598	773	251	183
Foothill Farms	0	1,819	2,810	1,398	716	14	35
North Highlands	211	2,791	3,354	3,666	5,279	576	261
Citrus Heights	1,034	11,402	18,510	6,874	4,140	543	501
Orangevale	274	2,913	2,357	1,732	1,931	292	225
Arden-Arcade	319	4,769	9,665	10,799	14,153	3,788	742
Carmicheal	666	3,466	5,644	5,831	3,788	880	386
Fair Oaks	137	2,254	3,968	2,135	1,443	416	365
Rancho Cordova	41	3,749	6,359	5,569	3,075	202	77
La Riviera	0	439	2,927	986	75	0	0
Rosemont	103	2,078	4,269	1,199	781	24	0
Parkway/South Sac.	122	926	1,700	2,963	4,315	1,030	519
Florin	141	2,965	2,964	2,329	449	71	88
Laguna	2,039	1,761	102	27	0	0	10
Elk Grove	194	2,243	2,324	640	311	97	58
Rancho Murieta	64	694	173	14	0	0	8
Wilton	37	394	437	221	31	69	94
TOTAL	5,549	45,474	68,068	46,981	41,261	8,253	3,552

Source: 1990 U.S. Census

Housing Condition Survey

A housing condition analysis was conducted as a component of the Sacramento Housing and Redevelopment Agency's Countywide Neighborhood Assessment Program. The Neighborhood Assessment Program, initiated in early 1993, identifies and characterizes low-income neighborhoods eligible to receive federal Community Development Block Grant (CDBG) funds. The analysis will be utilized to guide the development of the 1995-1997 Three-Year Plan for the

County CDBG Program and to provide recommendations on how CDBG funds can be targeted to eligible neighborhoods.

A windshield housing survey was conducted, as part of the Neighborhood Assessment Program. Neighborhoods that were targeted for the survey were selected by reviewing 1990 Census information pertaining to income and employment. Census tracts that contain a high percentage of households earning 80 percent or less of the Sacramento County's median income were identified and targeted for the survey. Information obtained during the survey allowed SHRA staff to determine the total number of residential units within each census tract, and to categorize the number and types of units according to need of rehabilitation. The following criteria was utilized to define the condition of housing during the survey.

Good - Unit appears well maintained and structurally sound. Siding, gutter, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems, (i.e., small areas of peeling paint, cracks in walkway), and other minor maintenance items are allowable in this category.

Fair - Unit appears structurally sound but requires maintenance and minor repair such as painting and landscaping. The unit is generally accepted as "Fair" condition if repairs could be accomplished as routine maintenance and would not require professional assistance.

Poor - Unit appears to have been neglected for a long period of time with a large number of visible problems. The unit requires minor and moderate repairs, but is still habitable. Repairs may be costly and require the assistance of a professional such as a roofer. Continued neglect will result in severe structural damage.

Dilapidated - Unit appears to have serious structural problems and may require many major repairs. The general criteria for this category is that the cost of the repairs would equal or exceed the value of the unit.

The majority of single-family housing units surveyed in the unincorporated area rated in the fair category; with 43 percent (i.e., 2,419 units) of the housing requiring little or no rehabilitation work, 51 percent (i.e., 2,874 units) of the units requiring moderate rehabilitation, and 6 percent (i.e., 333 units) of the housing units surveyed required extensive rehabilitation. The survey shows that the largest number of single family dwelling units in need of repair (moderate and extensive rehabilitation) are located in the South Sacramento/Parkway and North Highlands areas. Moderate rehabilitation is also required in the Auburn Boulevard/Marconi area, Rancho Cordova and Fulton/Arden area.

The survey of multi-family unit structures revealed that a majority of structures require little or no rehabilitation work. Approximately 51 percent (i.e., 806 structures) of the total structures surveyed were found to be in good condition, 44 percent (694 structures) of total structures were in fair condition, needing moderate rehabilitation; while 5 percent (87 structures) of total structures required extensive rehabilitation. South Sacramento/Parkway area has the highest number of multi-family unit structures requiring extensive rehabilitation (38 structures), followed by the Watt/Marconi area.

Table 5.16

HOUSING CONDITION SURVEY RESULTS SINGLE-FAMILY RESIDENTIAL UNITS

Unincorporated Area-Sacramento County
1993

Selected Survey Area	Census Tracts	Good	Fair	Poor	Dilapidated	Total
South Sacramento/Parkway (14th Ave., Florin Rd., Martin Luther King and Stockton Blvd.)	44.01, 46.01, 47, 50.02	553	805	296	3	1,657
Auburn Blvd./Marconi (Southern Pacific railroad, Marconi Ave., Business 80, Howe Ave.)	55.021, 62.01, 62.012, 62.014, 62.021 and 62.022	309	272	1	0	582
North Highlands (Madison, Watt, and Walerga Avenues, Karl Drive)	74.12, 74.02, 74.034, 74.04, 74.062, 81.14, 81.16	216	652	26	0	894
Citrus Heights (Interstate 80, Van Maren, Dewey and Coyle Avenues)	81.124, 81.165, 81.183, 81.191	77	38	3	1	119
Watt/Marconi (Southern Pacific Railroad, Eastern Ave., Robertson Dr., Auburn Blvd.)	60.20	235	132	0	0	367
Madison/American River College (Southern Pacific Railroad, Auburn Blvd., Garfield Dr., Interstate 80)	75.01, 75.022, 75.023	265	212	1	1	479
Carmichael (El Camino and Walnut Aves., Fair Oaks Blvd., Cypress Ave.)	59.022, 76.021, 77.013, 77.014	385	243	0	0	628
Fulton/Arden Area (El Camino and Watt Aves., Hurley Dr., Ethan Way)	55.032, 56.012, 56.054, 56.062	257	256	3	0	516
Rancho Cordova (Folsom Blvd., Routier Rd., Highway 50 and Folsom Blvd., White Rock and Mills Park Rds.)	90.022, 90.024, 90.026, 90.027, 90.03	122	264	3	0	389
TOTAL		2,419	2,874	333	5	5,631

Source: Sacramento Housing and Redevelopment Agency, Neighborhood Assessment Program,
1993.

Table 5.17

HOUSING CONDITION SURVEY RESULTS
MULTI-FAMILY STRUCTURES
 Unincorporated Area-Sacramento County: 1993

Selected Survey Area	Census Tracts	Good	Fair	Poor	Dilapidated	Total
Rosemont (Highway 50, Folsom Blvd., Manlove Rd.)	91.10	75	59	0	0	134
South Sacramento/Parkway (14th Ave., Florin Rd., Martin Luther King and Stockton Blvd.)	44.01, 46.01, 47, 50.02	95	63	38	4	200
Auburn Blvd./Marconi (Southern Pacific railroad, Marconi Ave., Buisness 80, Howe Ave.)	55.021, 62.01, 62.012, 62.014, 62.021 and 62.022	54	19	0	0	73
North Highlands (Madison, Watt, and Walerga Avenues, Karl Drive	74.12, 74.02, 74.034, 74.04, 74.062, 81.14, 81.16	18	3	0	0	21
Citrus Heights (Interstate 80, Van Maren, Dewey and Coyle Avenues	81.124, 81.165, 81.183, 81.191	115	130	0	0	245
Watt/Marconi (Southern Pacific Railroad, Eastern Ave., Robertson Dr., Auburn Blvd.)	60.20	33	28	14	0	75
Madison/American River College (Southern Pacific Railroad, Auburn Blvd., Garfield Dr., Interstate 80)	75.01, 75.022, 75.023	95	102	0	0	197
Carmichael (El Camino and Walnut Aves., Fair Oaks Blvd., Cypress Ave.)	59.022, 76.021, 77.013, 77.014	46	20	0	0	66
Fulton/Arden Area (El Camino and Watt Aves., Hurley Dr., Ethan Way)	55.032, 56.012, 56.054, 56.062	218	120	2	0	340
Rancho Cordova (Folsom Blvd., Rottier Rd., Highway 50 and Folsom Blvd., White Rock and Mills Park Rds.)	90.022, 90.024, 90.026, 90.027, 90.03	57	150	33	0	240
TOTAL		806	694	87	4	1,591

Source: Sacramento Housing and Redevelopment Agency, Neighborhood Assessment Program

The Sacramento Housing and Redevelopment Agency's 1989 Housing Assistance Plan (HAP) identified an estimated 8,083 housing units in the unincorporated portion of the County as substandard. Of the total number of substandard units identified, 85 percent, or 6,857 units were considered to be suitable for rehabilitation. The remaining 15 percent, or 1,226 units, were considered in poor enough condition to warrant replacement. These substandard units are found scattered throughout the County in all of the unincorporated communities. However, the unincorporated communities of Rio Linda, North Highlands, South Sacramento, and the Delta tend to have a higher proportion of substandard units to total units than the County-wide norm. The rehabilitation of these substandard units is critical since this will decrease the demand for new housing production and also help maintain community character, identity, confidence, and marketability, while offering wider housing choices for all income group and household sizes.

CONCLUSION

Sacramento County, and the unincorporated area in particular, have experienced significant growth in the past several decades. Growth is projected to continue during the 1990's with the unincorporated County receiving the greatest total amount of growth within the entire County. Changing demographics have occurred and will continue including a general aging of the population and increasing ethnic diversity. Changes in household characteristics include a decrease in the number of occupied housing units in the past decade. There has also been a trend towards more diverse types of households, away from the typical married family with children and a rapid decrease in household sizes, although household size may increase over the next few years. Housing characteristics have changed. In particular, wide fluctuations in the year to year distribution of single-family versus multi-family housing construction. In general, the County has seen a trend towards a higher percentage of multi-family units.

CHAPTER 6

LAND USE INVENTORY

INTRODUCTION

State Law requires each jurisdiction to designate and zone sufficient vacant land for residential uses to meet growth projections for the time period, covering the planning horizon of the Housing Element. During the preparation of the recent Sacramento County General Plan Update (i.e., December 1993), areas suitable for urban development were analyzed and mapped in comparison of service, environmental, and other constraints. This chapter presents the potential holding capacity of the Plan based upon recommended General Plan designations. The holding capacity of the General Plan will be presented by the Plan's individual growth management strategies: Redevelopment and Revitalization within the Developed Urban Area; Buildout of Vacant Urban Lands; Reuse of Office/Industrial Areas; Buildout of Planned Communities; Development of New Urban Growth Areas; and Buildout of Agricultural-Residential Areas. This section will further discuss the results of a 1993 inventory of vacant land suitable for residential development within the unincorporated area of Sacramento County.

HOLDING CAPACITY ANALYSIS

The purpose of the Holding Capacity Analysis is to provide information on the estimated holding capacity of the General Plan in terms of the amount of future residential dwelling units. The resulting number of potential residential dwelling units can then be compared with expected growth patterns to determine if the General Plan supplies enough land to accommodate growth in the unincorporated area of Sacramento County during the planning period. In order to conduct this comparative analysis, it is important to first inventory the existing housing stock supply and composition within the unincorporated area, and second, to project the dwelling units and acreage needed to accommodate the demand for each housing type during the planning period. Second, the holding capacity of the Plan must be calculated utilizing General Plan designations to determine if potential residential units can be constructed in sufficient quantities and types to meet or exceed the projected demand during the planning period. Finally, the availability of land and housing is examined for the 1991-1996 planning period for this Housing Element update. The majority of information used in this analysis was derived from a County report entitled "Holding Capacity, County of Sacramento General Plan: 1990-2010", prepared in August, 1991.

Composition and Distribution of Existing Housing Stock

Table 6.1 summarizes the distribution of existing housing stock in each of the twenty unincorporated Community Plan Areas. Single-family homes comprise the majority of the housing units within the County with 170,930 (i.e., 66 percent) of the total number of units. Multiple-family units comprise 53,549 (21 percent) of the existing housing units. Duplexes, triplexes, and fourplexes comprise 24,361 (i.e. 9 percent) of the total. Mobile homes account for 4% of the housing stock.

TABLE 6.1

**INVENTORY OF HOUSING UNITS BY
HOUSING TYPE AND COMMUNITY PLAN AREA**

**UNINCORPORATED SACRAMENTO COUNTY
October 1992**

<u>Community Plan Area</u>	<u>Total Units</u>	<u>Single* Family</u>	<u>Mobile Homes</u>	<u>2-4 Units</u>	<u>5+ Units</u>
North Natomas	152	138	12	2	0
Rio Linda-Elverta	6,259	5,689	238	175	157
North Highlands	28,358	16,908	1,573	3,563	6,314
Citrus Heights	40,455	25,273	2,269	4,391	8,522
Orangevale	10,400	8,353	436	434	1,177
South Natomas	189	181	8	0	0
Arden Arcade	42,623	21,809	342	4,385	16,087
Carmichael	20,429	13,014	10	2,368	5,037
Fair Oaks	12,571	8,821	9	1,148	2,593
Rancho Cordova	36,929	22,744	1,477	4,229	8,479
South Sacramento	28,235	19,805	2,110	2,445	3,875
Vineyard	2,471	2,366	99	6	0
Franklin-Laguna	7,040	6,861	127	22	30
Elk Grove	8,287	7,011	222	483	571
Delta	1,999	1,270	598	88	43
Galt	509	463	42	4	0
Cosumnes	1,938	1,468	457	13	0
Southeast	1,566	1,291	241	34	0
Rancho Murieta	1,223	1,037	29	135	22
Antelope	7,523	6,428	17	436	642
	-----	-----	-----	-----	-----
Total Housing Units	259,156	170,930	10,316	24,361	53,549
Percentage of Total Units	100%	66%	4%	9%	21%

footnote:

- * Single family totals include homes located in areas designated for Agricultural and Agricultural-Residential uses.

Source: 1992 Housing Module, Sacramento Area Council of Governments

The data in Table 6.1 can be aggregated in terms of General Plan designations. The Low Density Residential land use designation includes single-family homes, mobile homes, and 2-4 unit attached dwellings, ranging in density from one to twelve dwelling units per acre. Dwellings in agricultural and agricultural-residential areas are also considered single-family residential uses. The housing stock within these residential designations comprise approximately 205,607 (79 percent) of the all existing housing units in the unincorporated County and occupies over 95 percent of the developed residential land. Medium density housing (apartments, condominiums, and group homes), at densities between 13 and 40 units per acre, comprises the remaining 21 percent of the existing units, and occupies approximately 5 percent of the developed residential land.

Projection of Future Dwelling Unit Demand

Historical population growth patterns, declining household size, need for replacement units when existing units deteriorate, and changing proportions of land devoted to new and low density housing are among factors which influence future demand for residential land. Table 6.2 shows the projected demand for new housing units which consider these factors. These demands rely on housing demand projections prepared by the Department of Planning and Community Development, which are published in the report, "Sacramento County Housing Projections By Structure Type and Amount of Land Required, 1990-2010". These projections rely heavily upon assumptions that the historic trends in demand for multi-family housing will continue throughout the planning period, thereby causing the number of multi-family units built each five year period to eventually exceed that of single-family housing.

TABLE 6.2

**PROJECTED MARKET DEMAND AND MARKET SHARE
FOR NEW HOUSING BY STRUCTURE TYPE**

UNINCORPORATED SACRAMENTO COUNTY

(Occupied Housing Units)

<u>Period</u>	<u>Mobile & Single Family</u>	<u>% of Total</u>	<u>2-4 Units</u>	<u>% of Total</u>	<u>5+ Units</u>	<u>% of Total</u>	<u>Total</u>
1990-1995	11,553	47%	1,914	8%	11,137	45%	24,604
1995-2000	10,738	43%	1,557	6%	12,324	51%	24,619
2000-2005	8,209	37%	1,048	5%	13,127	59%	22,384
2005-2010	7,284	33%	800	3%	14,264	64%	22,348
TOTAL:	37,784	40%	5,319	5%	50,852	54%	93,955

Source: Sacramento County Housing Projections By Structure Type and Amount of Land Required, 1990-2010. Table 5, page 8.

Housing demand is classified by type and structure. Table 6.2 shows that approximately 94,000 additional housing units will be needed to accommodate an additional population of 208,618 persons projected to reside in the unincorporated portions of Sacramento County between 1990 and 2010. Table 6.2 further show how these units are divided among the predominant housing types.

Holding Capacity Analysis

The overall goal of the General Plan Land Use Element is to achieve an orderly pattern of land use that concentrates urban development, enhances community character and identity through the creation and maintenance of neighborhoods, is functionally linked with transit, and protects the County's natural, environmental and agricultural resources. In order to achieve this pattern of development, the growth accommodation program of the General Plan presents several strategies for accommodating future County population growth, as well as a plan to manage growth in accordance with the provision and financing of the necessary services involved. This Plan directs Sacramento County towards an urban character by focusing policy upon a specific area where growth will occur, the Urban Policy Area, within a larger ultimate growth area delimited by an Urban Services Boundary (Figure 6.1). Within the Urban Policy Area, the Plan distinguishes between areas with urban land use designations, and areas without designations that will be assigned appropriate uses after completing additional study. These areas are shown on the Land Use Diagram as Urban Development Areas. Within the Urban Policy Area, the Plan manages growth through six major strategies. These strategies are the ones which influence the holding capacity estimates in this report. The six strategies are as follows:

- Redevelopment within Developed Urban Area
- Buildout of Vacant Urban Lands
- Reuse of Office/Industrial Areas (rezones)
- Buildout of Planned Urban Communities
- Development of New Urban Growth Areas
- Buildout of Existing Agricultural-Residential

Table 6.3 summarizes the residential holding capacity of the General Plan according to the six principal growth management strategies. Table 6.3 shows that the holding capacity of the General Plan is sufficient to construct approximately 169,100 housing units. The data presented in Table 6.3 shows that the General Plan provides sufficient land to accommodate current growth projections. Projected housing demand for the 1990-2010 period is 94,000 housing units required to accommodate the projected population increase of the unincorporated of 209,000 people during the planning period. The holding capacity of the General Plan, calculated at 169,100 dwelling units, is sufficient to house 418,000 people, more than twice the amount of projected population increase expected during the 1990-2010 planning period. The population holding capacity of the Plan exceeds the projected population of the unincorporated area.

In addition to providing the holding capacity of the General Plan by each principal growth management strategy, Table 6.3 also summarizes the numerical objectives set forth for each strategy. The following section of the report discusses data presented in Table 6.3 in a manner that allows for more detailed determination of all types of holding capacity in each area affected by the principal growth management strategies in the Plan.

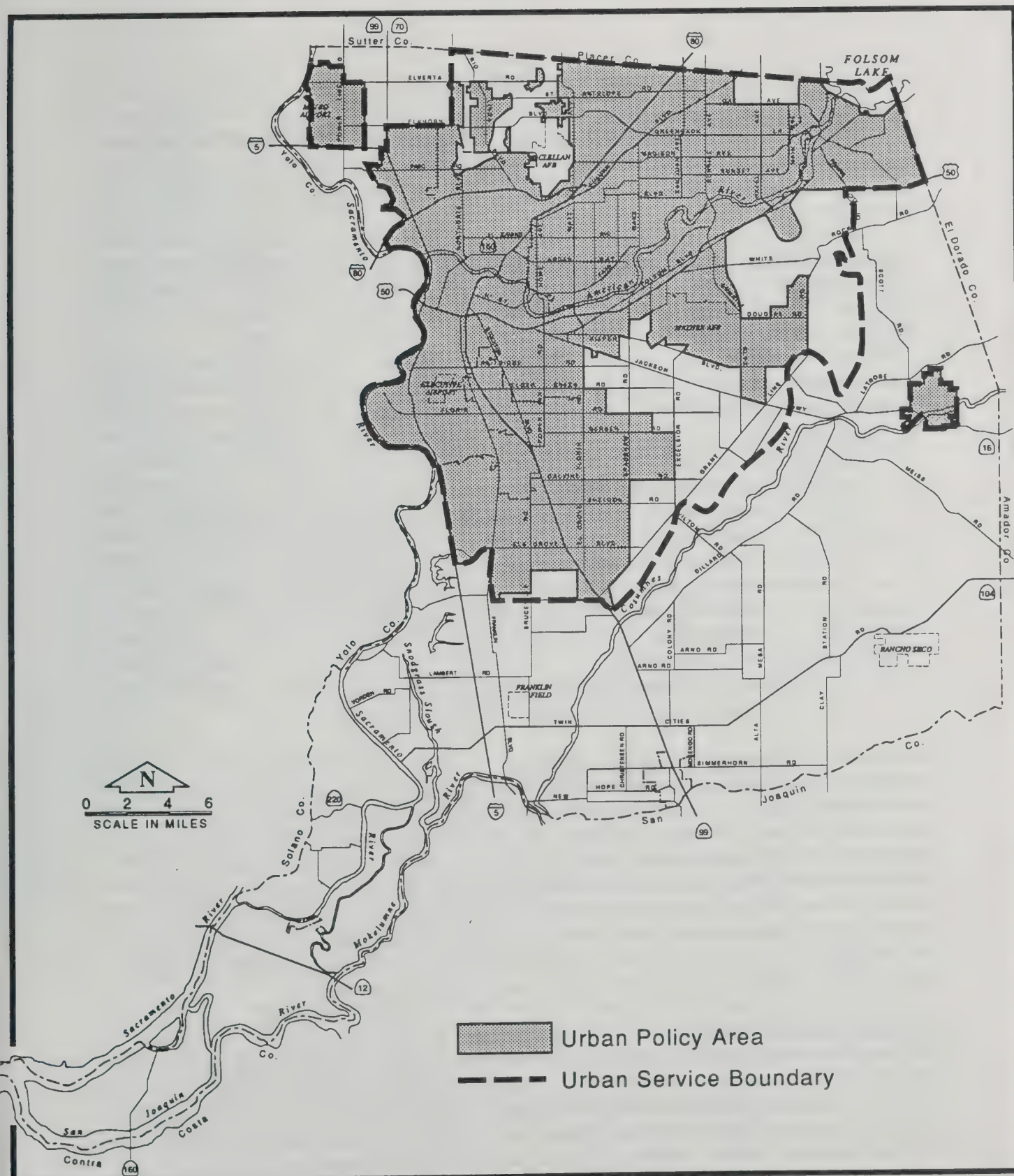


Figure 6.1
1992 Urban Policy Area &
Urban Service Boundary

Prepared by the Sacramento County Planning and Community Development Department



TABLE 6.3

TARGETS FOR ACCOMMODATING RESIDENTIAL GROWTH DEMAND
(Number of Residential Units)

<u>Land Use Strategy</u>	<u>Holding Capacity</u>	<u>Targeted Demand</u>	<u>% of Total Demand</u>
Redevelopment	N/A	1,000	1%
Build-out of Vacant Urban Land	23,300 ⁽¹⁾	17,040 ⁽²⁾	16%
Office/Industrial Area Rezones	11,000	5,500	6%
Planned Communities	36,000	35,100	37%
New Growth Areas	94,900	32,960	35%
Agricultural-Residential Areas	<u>3,900</u>	<u>2,400</u>	<u>3%</u>
	169,100	94,000	100%

Notes: (1) Land affected by this strategy includes infill parcels within the existing urban area and developed and undeveloped parcels in the East Antelope and Orangevale (south of Oak Avenue) Agricultural-residential areas which could be developed to urban densities. Due to the relative amounts of vacant and developed parcels, additional holding capacity was calculated for East Antelope at 6 du/ac and at 3 du/ac for Orangevale.

(2) Targeted demand assumes approximately five percent of the holding capacity available each year will build out that year.

Redevelopment Within the Developed Urban Area

Redevelopment is a land use strategy of the General Plan designed to attract private and/or public investment to undeveloped, underutilized or blighted area within the County. The intent of the General Plan is to use this strategy not only to stimulate investment and economic activity in these areas but to achieve greater land use densities and intensities. As a consequence, it is anticipated that the use of this strategy will increase the holding capacity of the Plan; however, the holding capacity of areas affected by this strategy cannot be calculated since this strategy does not recommend specific land uses. Rather, the strategy specifies policies and that seek the desired goals and objectives. Figure 6.2 shows the locations within the unincorporated area that have land resources that can be subjected to redevelopment and revitalization activities.

Buildout of Vacant Urban Lands

Buildout of vacant urban lands, or "infill", is the preferred strategy for accommodating future growth. Infill is a generic term that refers to the development of vacant, skipped over parcels primarily within the existing urban area of the County. The fact that infill areas exist within urban areas containing basic infrastructure and services means that such areas are readily available to meet the immediate needs and demands of growth. The intent of this strategy is to maximize residential development opportunities on these vacant infill lands by encouraging the rezoning of some of the available supply to higher densities, minimizing the loss of residential holding capacity to other market types of uses, and developing at close to the zoned density maximum.

The land use inventory, conducted in 1988, as part of the General Plan Update process, reported that of the total acreage of vacant residential zoned parcels accounted for, 2,900 acres were not considered constrained by flooding, noise, or protected resources and not recommended for development by other growth management strategy. The holding capacity of this land, assuming 85% yield and build-out at full-zoned capacity was 18,060 units. Figure 6.2 shows concentrations of land with infill potential within established urban communities. A survey of the East Antelope and southern Orangevale Agricultural-Residential areas indicated that, allowing for major constraints and existing uses, nearly 5,200 units could be built if the existing acreage were rezoned for urban uses. This amount combined with the 18,060 units that may be built at urban densities in infill areas provides a holding capacity of 23,300 units.

Office/Industrial Area Rezone

The office/industrial area rezone or "reuse" strategy encourages the reuse of land planned for development which is currently underutilized or only partially utilized. This growth accommodation and management strategy seeks to make more efficient use of such lands within the urban area, especially for sites with adequate public service and excellent transit service. Areas suitable for reuse are shown in Figure 6.3. This strategy would allow for the reuse of several large industrial office parks existing throughout the County which may not have buildout due to limited market demand and a large oversupply of MP zoning in the County. The reuse of a portion of such existing office parks is promoted and facilitated for higher residential densities, integrated mixed-use configuration (i.e. retail/residential) and as transit-oriented developments. This reuse strategy would further allow for the conversion of access surface parking areas of several regional malls and large commercial centers, such as Florin Mall, Sunrise Mall, Town and County Plaza, and Country Club Plaza, for a higher density residential or integrated mixed-use development. A review of sites that have been potentially targeted for reuse activities yielded an estimated holding capacity of 11,000 units.

Buildout of Planned Communities

Buildout refers to the completion of development on parcels which have already received entitlements. The Land Use Element identified four major concentration in the unincorporated County: Antelope, Laguna, Elliott/Laguna Creek Ranch, and Elk Grove/West Vineyard. Substantial numbers of units also remain to be built in Rancho Murieta, a long standing planned community outside the urban area. Buildout offers the opportunity to provide new housing units in areas where urbanization has been approved and infrastructure is planned. Buildout areas are expected to provide mostly traditional single-family housing. Major concentrations of residential buildout and parcels suited to infill are shown in Figure 6.3.

Table 6.4 shows that approximately 36,000 dwelling units can be accommodated on vacant land in these five areas. Because they are planned projects on large tracts of vacant land, the Plan targets 100% built-out by 2010 in all but Rancho Murieta. For this community, involving custom homes built-out gradually on individual lots, SACOG projects 4,100 units (i.e., 82 percent) by 2010. In aggregate, then, built-out of planned residential communities will provide 35,100 units (i.e., 37 percent) of the 94,000 unit residential demand projected over the next 20 years.

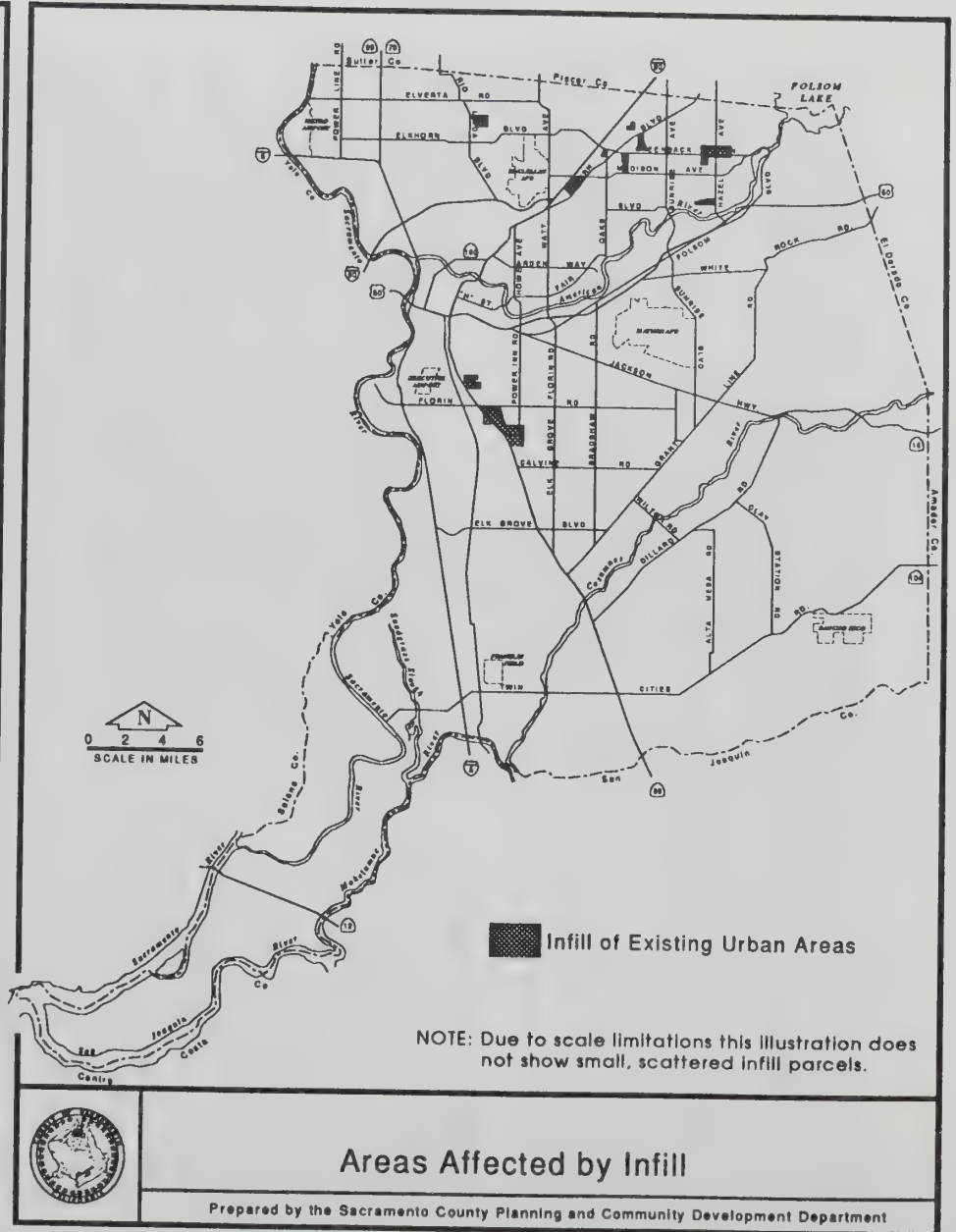
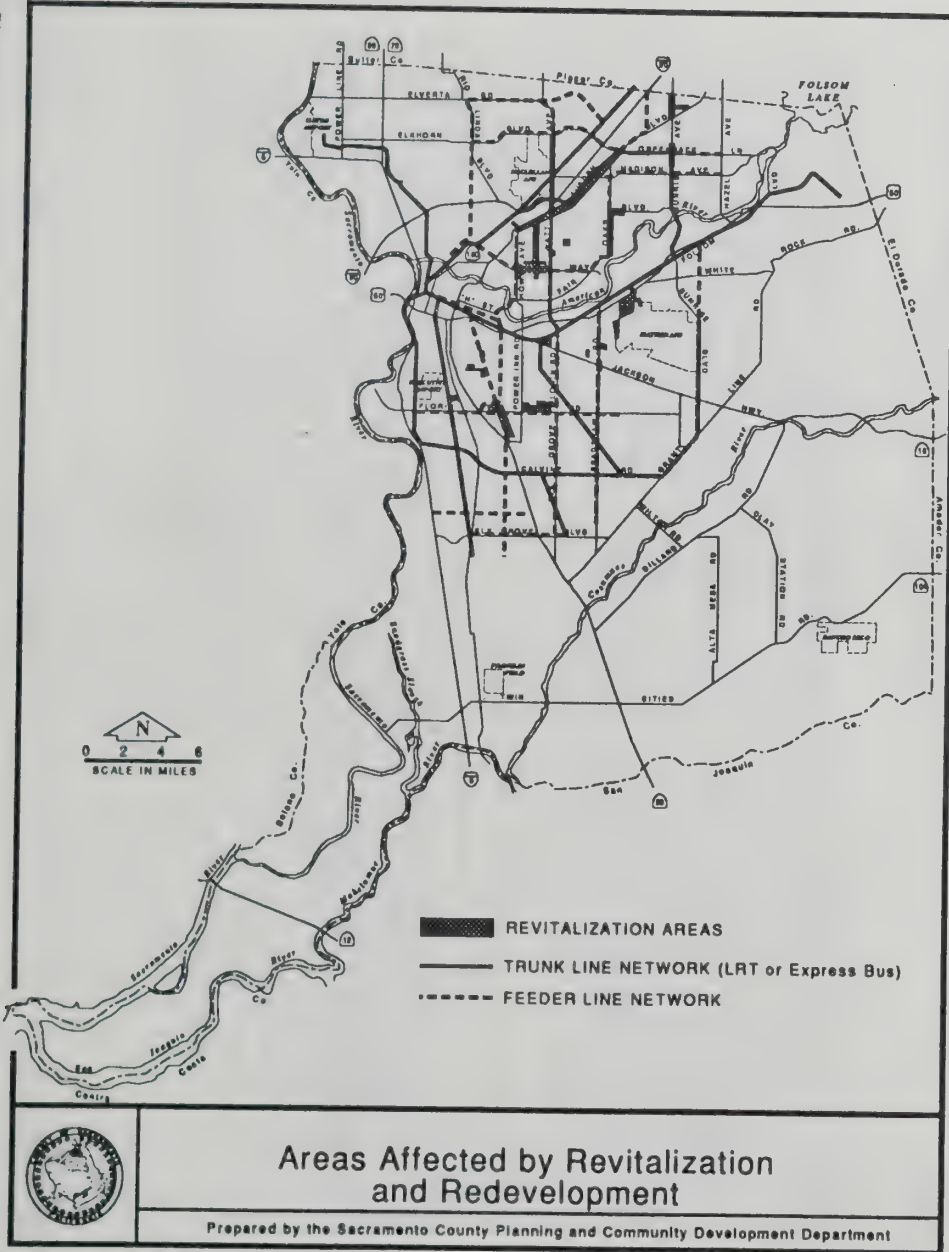


Figure 6.2

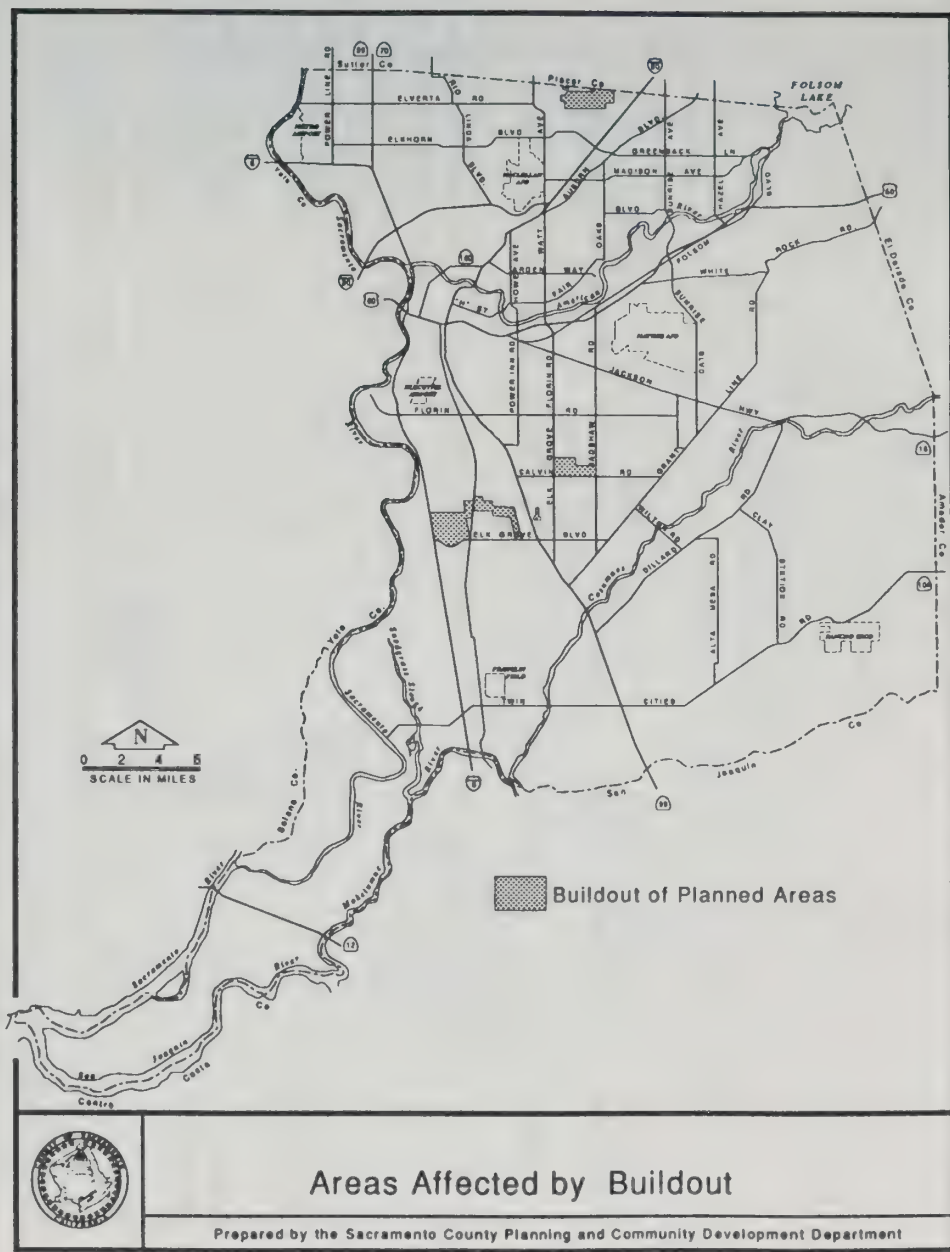
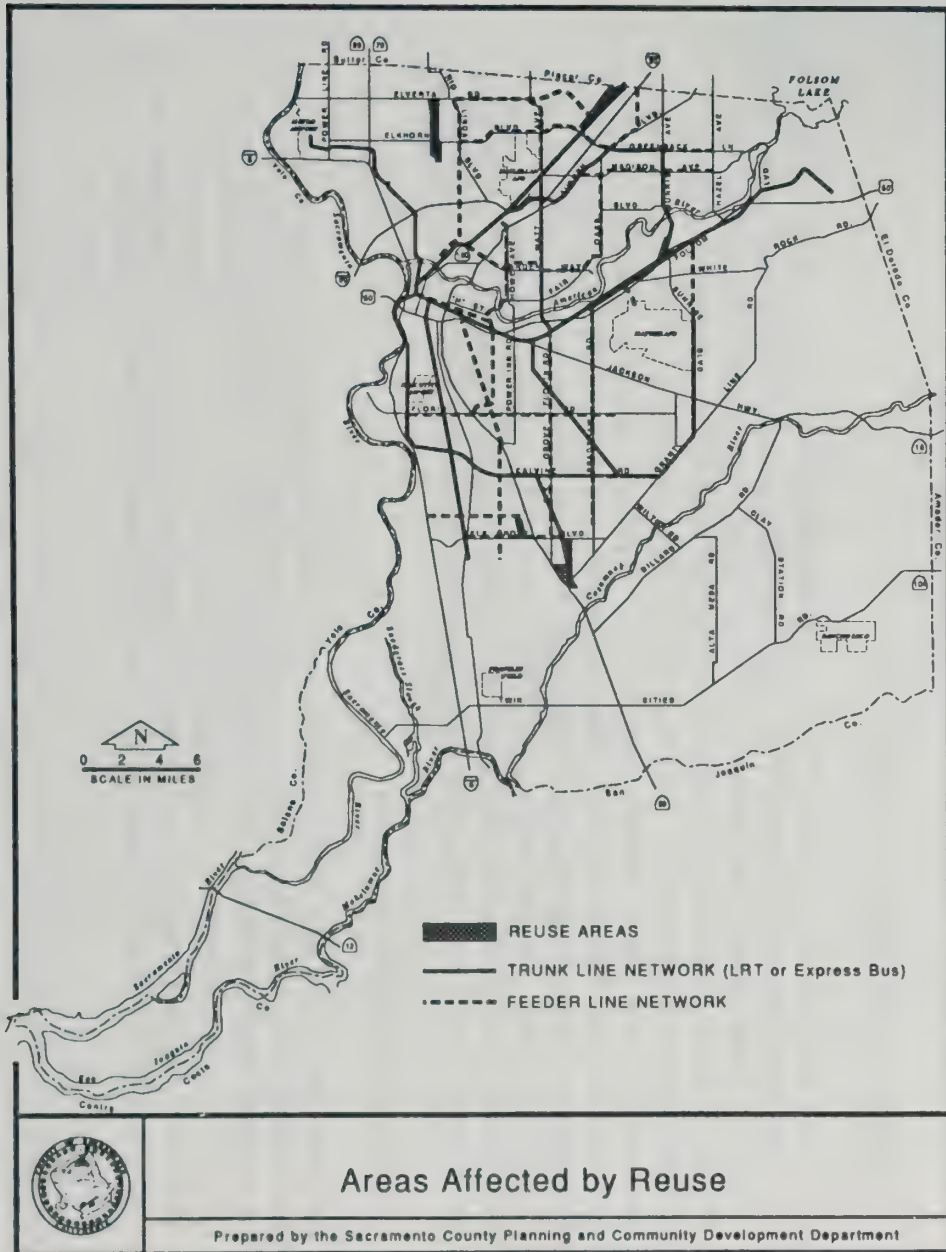


Figure 6.3

TABLE 6.4

**RESIDENTIAL HOLDING CAPACITIES
FOR PLANNED COMMUNITIES**

<u>Plan Area</u>	<u>Single Family</u>		<u>Multiple Family</u>		<u>Total</u>	
	<u>Planned</u>	<u>Vacant</u>	<u>Planned</u>	<u>Vacant</u>	<u>Planned</u>	<u>Vacant</u>
Antelope	7,851	3,829 (49%)	5,128	4,598 (90%)	12,979	8,426 (65)
Laguna C.F.D.	9,939	4,576 (46%)	3,976	3,976(100%)	13,915	8,551 (61%)
West Laguna	3,277	3,277(100%)	2,150	2,150(100%)	5,427	5,427(100%)
Elk Grove	9,256	9,256(100%)	292	292(100%)	9,548	9,548(100%)
West Vineyard						
Rancho Murieta	4,746	3,923 (83%)	254	97 (26%)	5,000	4,020 (80%)
TOTAL	35,069	24,861 (71%)	11,800	11,113 (94%)	46,869	35,973 (77%)

Source: Public Works Department - Public Infrastructure Planning and Finance Section,
August 31, 1990; SACOG Housing Module, January 1991.

Development of New Urban Growth Areas

The Land Use Diagram of the General Plan designates land on the edge or fringe of the existing urban area to accommodate a portion of the projected population growth during the 20-year planning period. These new growth areas are designated for various urban uses or as urban Development Area on the Land Use Diagram. These areas were selected on the basis of the ability to provide through infrastructure and services including public transit service, and the opportunity to preserve and conserve natural and environmental features. It is the intent of the County that these new urban growth areas be developed linking new development with transit services. The Land Use Diagram designates such urban growth areas in South Laguna, Vineyard, East Elk Grove, Lent Ranch and Elliott Ranch South, Douglas-Sunrise, and Mather Air Force Base. Figure 6.4 depicts these new growth areas. The General Plan designation of new growth areas provides 35 percent of the 94,000 housing unit capacity; as the area could eventually provide 33,000 new residential units at buildout.

Agricultural-Residential Development

Additional lands exist within the urban area which are zoned for Agricultural-Residential uses. The General Plan acknowledges that the pursuit of a rural lifestyle is a legitimate demand; as a result, this strategy accommodates growth through concentrating new AR-1 and AR-2 uses in existing Agricultural- Residential areas within the Urban Services Boundary. Long-standing Agricultural-Residential areas that may provide additional holding capacity include those that are now surrounded by urban uses (small areas in Fair Oaks, South Sacramento and Orangevale),

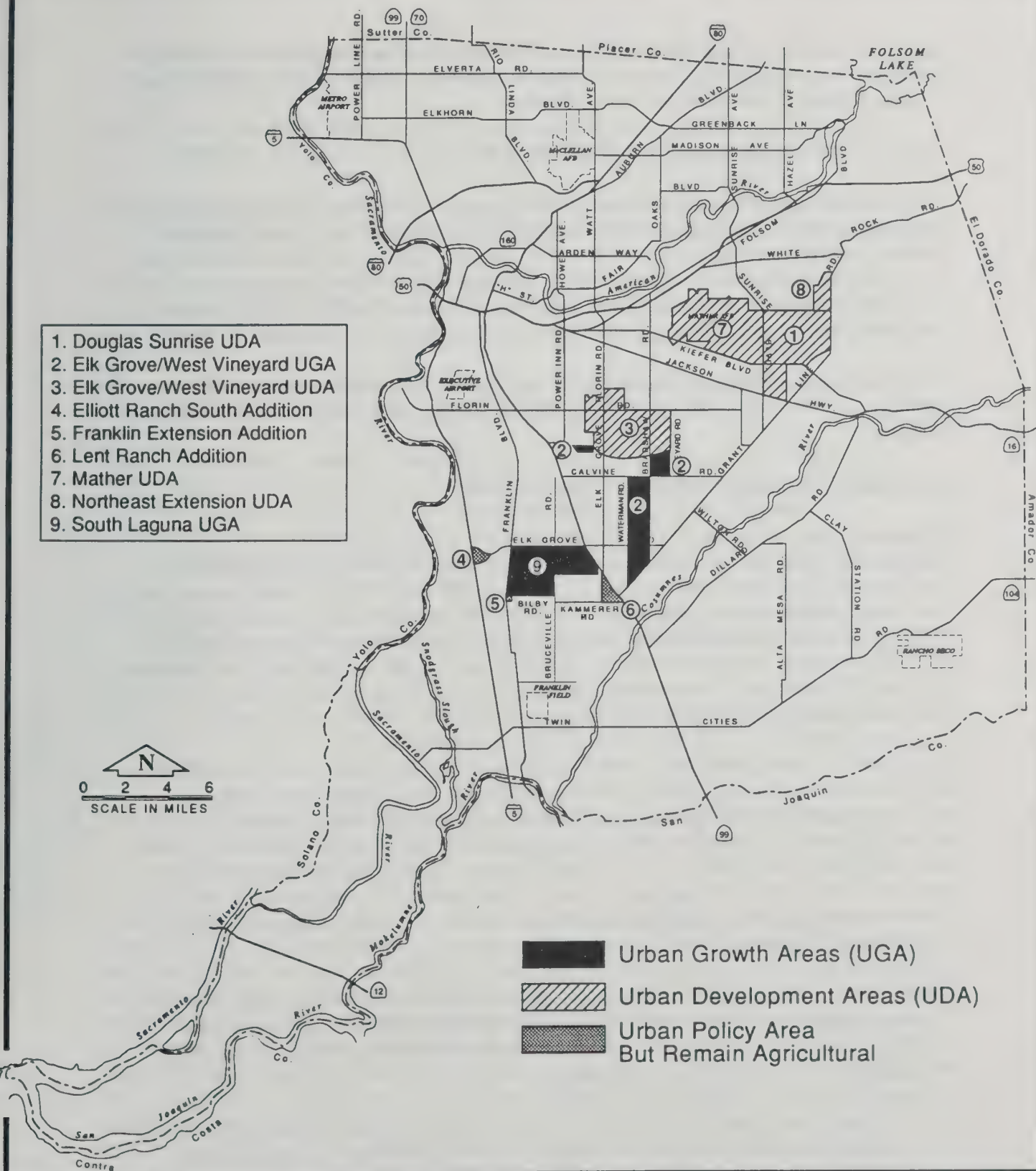


Figure 6.4

Urban Growth and Urban Development Areas

Prepared by the Sacramento County Planning and Community Development Department



those that area in the path of urban development (Rio Linda-Elverta, Orangevale and Sheldon) and those which are well beyond the urban area (Wilton, Alta Mesa, Clay and Herald). This strategy creates a residential holding capacity of 3,800 units.

VACANT RESIDENTIAL LAND INVENTORY

In order to assess the ability of Sacramento County to adequately accommodate housing needs, an updated inventory of vacant land zoned for residential uses was undertaken. It was considered necessary to examine land currently zoned for residential uses, rather than relying on the analysis of General Plan designations, as detailed in the previous section, in order to assess the amount of land available within the 1996 timeframe of this Housing Element. Much of the land identified in the previous analysis may not be available for housing construction for some time.

There were approximately 9,120 vacant parcels identified in the vacant land use inventory. A site specific analysis of each of these sites was not feasible, therefore they are discussed by Community Plan area.

Vacant Land Use Inventory for the 1993 Housing Element

Methodology

Information from the County Assessor's data base were obtained for all vacant land zoned for urban residential and agricultural-residential parcels as of January, 1993. In order to estimate the dwelling unit holding capacity, the total number of acres by zoning category was first reduced by 85% to account for on-site constraints, public infrastructure and buildout at less than maximum zoning. This number was then multiplied by the number of units allowed by zoning (i.e. multiplied by 5 for RD-5 zoned land) to estimate the holding capacity. This information was summarized by Community Plan Areas and by General Plan categories.

The inventory of vacant multifamily zoned land (RD-20 and greater density) was further refined and, when including parcels zoned SPA that provide for multifamily development and parcels in multiple zoning districts that include a multifamily zoning component, was determined to be 570 acres as of February 23, 1996. In addition, in anticipation of a Zoning Code amendment that will allow multifamily development by right in the LC Limited Comercial and SC Shopping Center zones, an inventory of vacant land zoned LC and SC was prepared. Upon adoption of that Zoning Code amendment, an additional 325 acres will be added to the inventory of vacant sites available for multifamily development.

The inventory of sites available for multifamily development will be regularly maintained by the Planning Department, with sites added to or removed from the inventory as they are zoned, rezoned, or designated or developed for a use other than multifamily based upon the following methodology:

- (a) If property zoned multifamily (RD-20 or greater) is rezoned to a lower density, subdivided at densities less than 75% of permitted density, or otherwise developed for uses other than multifamily housing, it shall be removed from the inventory based on 100% of acreage.
- (b) If LC or SC zoned property greater than 1 acre in size is rezoned to a zone other than LC, SC or multifamily, subdivided for residential development at densities less than 15 units per

acre, or otherwise developed for a use other than multifamily, it shall be removed from the inventory based on 70% of acreage.

- (c) If vacant parcels in excess of 5, 200 square feet, other than LC or SC, are rezoned to multifamily, they shall be added to the inventory based on 100% of acreage.
- (d) If vacant parcels in excess of 5,200 square feet, other than existing multifamily sites, are rezoned to LC or SC, they shall be added to the inventory based on 70% of acreage.
- (e) If property designated for multifamily development in New Growth areas is subsequently designated for any other use, it shall be removed from the inventory based on 100% of acreage.
- (f) If property designated LC or SC in New Growth areas is subsequently designated for any other use, it shall be removed from the inventory based on 25% of acreage.
- (g) If vacant property zoned for multifamily is developed for multifamily use, it shall be removed from the inventory at 100% of acreage, except that for every 20 units affordable to low income households or very low income households, the required inventory of multifamily sites shall be reduced by 1 acre (no more than 220 acres shall be reduced from the required inventory for housing affordable to low income households).
- (h) If vacant property in LC or SC zones is developed for multifamily use or any other use, it shall be removed from the inventory at 70% of acreage, with the same exception set forth in paragraph (g) above.
- (i) If the acreage in New Growth areas designated for multifamily residential development exceeds 236 acres, such additional acreage shall be added to the inventory based on 100% of acreage.
- (j) If the acreage in New Growth areas designated for development as LC or SC zones (or equivalent) exceeds 96 acres, such additional acreage shall be added to the inventory based on 25% of acreage.

A key component of the County's General Plan is its land use and transit relationship. The County's objective in this regard is to provide a community-wide pattern of development with the most intensive land uses in close proximity to transit corridors. The intent of the County's policies to implement this objective is to position more intensive land uses (i.e., higher density) near transit corridors to support the public investment in the system, and to discourage intense development that will produce significant travel demand from locations where the demand will only be met by automobiles, and where it conflicts with established neighborhoods. Land Use Policy LU-14 and LU-17 do not apply to sites that are already zoned for higher density residential uses (i.e., greater than twelve units per acre).

Potential Residential Yield of Vacant Land

Table 6.5 provides an inventory of vacant residential and agricultural-residentially zoned land, by Community Planning Area.¹ The land use inventory identified approximately 13,600 vacant acres of land zoned for residential and agricultural-residential uses. The majority of vacant residential land, 8,400 acres, were in the agricultural-residential zoning category. Approximately 3,900 acres of low density residential land were vacant and 680 acres of land in the medium density category were vacant. Less than 8 acres of high density residential lands were identified as vacant in 1993. Table 6.5 also estimates potential residential yield from vacant residential parcels for each of the planning areas within the unincorporated County. Existing vacant parcels could accommodate a maximum capacity of 30,294 additional housing units, and a population holding capacity of 74,826 residents (2.47 residents per dwelling unit). Of this supply, 56 percent is available in the low density residential category, 35 percent in the medium density category and 8 percent in the agricultural-residential category.

Subsequent to the preparation of Table 6.5, an update of the vacant multifamily land inventory was prepared (land zoned RD-20 and greater, including parcels zoned SPA that provide for multifamily development and parcels in multiple zoning districts that include a multifamily zoning component). That inventory of vacant multifamily zoned land (aggregated) totals 570 acres as of February 23, 1996.

¹For the purpose of this analysis, the extent of the floodplain for each parcel with a flood combining zone was determined to reduce the residential yield of the parcel. For example, if a parcel with a flood combining zone was identified as completely constrained by flooding, then the parcel is determined to have no residential yield. If only a portion of the site was actually within the floodplain, then the unconstrained acreage of the parcel is calculated to determine the potential yield of the unconstrained area. The development feasibility of all parcels, especially higher density zoned parcels, were also considered during the inventory analysis.

TABLE 6.5
DWELLING UNIT YIELD OF
VACANT DEVELOPABLE LAND
BY COMMUNITY PLANNING AREAS

	AR-1	AR-2	AR-5	AR-10	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15	RD-20	RD-30	RD-40	RM-1	ARPF	TOTALS
1-North Natomas																		
Acres	0	0	0	9.7	0	0	0	0	0	0	0	0	0	0	0	0	0	9.70
Units	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7
2-Rio Linda																		
Acres	37.36	709.95	814.73	43.65	0	11.74	0.44	0	74.88	15.21	2.16	0	0.91	0	0	0	0	1,711.03
Units	29	265	130	3	0	18	1	0	350	85	17	0	14	0	0	0	0	912
3-North Highlands																		
Acres	103.94	122.91	37.86	0	0	26	0	7.05	46.13	82.90	71.26	0	74.87	0.74	0	0	0	573.66
Units	80	49	6	0	0	41	0	22	184	464	570	0	1,197	17	0	0	0	2,630
4-Citrus Heights																		
Acres	0	0	0	0	9.81	65.42	31.34	18.49	74.71	52.91	8.46	0	26.19	8.88	0	0	0	296.21
Units	0	0	0	0	7	104	75	59	298	296	67	0	419	213	0	0	0	1,538
5-Orangevale																		
Acres	148.86	310.81	80.97	0	0	100.02	12.74	23.17	16.34	0	3.73	0	0	2	0	0	0	698.64
Units	119	124	12	0	0	160	30	74	65	0	29	0	0	48	0	0	0	661
7-S. Natomas																		
Acres	3.1	33.61	5.25	0	0	0	0	0	0	0	0	0	0	0	0	0	227.89	269.85
Units	2	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
9-Arden-Arcade																		
Acres	5	0	0	0	3.74	11.82	9.44	20.66	12.78	0	0.36	0	9.66	13.5	0.31	0	38.83	126.10
Units	4	0	0	0	2	18	22	66	51	0	2	0	193	323	9	0	0	690
10-Carmichael																		
Acres	0	0	0	0	27.56	89.98	9.28	7.09	76.69	0.12	14.66	0	5.76	0.5	7.14	0	0	238.78
Units	0	0	0	0	22	143	22	22	306	0	146	0	92	12	228	0	0	993
11-Fair Oaks																		
Acres	28.31	0.51	0	0	0.95	106.75	76.15	10.18	89.20	0	10.21	0	2.67	1.28	0	0	0	326.21
Units	22	0	0	0	0	170	182	32	336	0	81	0	42	30	0	0	0	915
12-Rancho Cordova																		
Acres	0	0	0	0	0	1.99	0	0	12.05	18.47	16.91	0	13	1.93	0	0	32.2	96.55
Units	0	0	0	0	0	3	0	0	48	103	15	0	16	46	0	0	0	231
16-S. Sacramento																		
Acres	0	0.26	466.53	5.2	1.02	68.91	0	0	167.62	248.14	41.83	0.1	70.33	30.3	0	0	0	1,100.24
Units	0	0	74	1	0	109	0	0	557	1,389	334	1	1,122	727	0	0	0	4,314
17-Vineyard																		
Acres	694.90	157.89	195.31	763.45	1.33	3.65	0	0	99.32	87.32	5.86	0	11.49	0	0	0	0	2,020.52
Units	555	63	31	59	1	5	0	0	397	488	46	0	20	0	0	0	0	1,665
18-Laguna																		
Acres	0	58.26	226.28	12.3	68.54	8.89	22.66	47.18	378.45	190.34	25.35	45.96	147.6	15.26	0	0	0	1,247.07
Units	0	23	36	1	54	14	54	150	1,513	1,065	202	551	2,361	366	0	0	0	6,390
19-Elk Grove																		
Acres	8	416.27	1154.47	600.45	3.49	4.2	35.44	0	375.82	114.14	132.3	47.8	21.6	0	0	0	165.58	3,079.56
Units	6	166	184	48	3	7	85	0	1,541	656	1,125	610	365	0	0	0	0	4,796
20-Delta																		
Acres	2.76	13.15	0	27.82	0	24.35	2.1	0	13.94	0	0	0	2.06	0	0	0	0	86.18
Units	2	3	0	2	0	34	5	0	56	0	0	0	33	0	0	0	0	135
22-Cosumnes																		
Acres	0	70.65	179.51	0	0	0	0	0	23.57	0	0	0	0	0	0	0	0	273.73
Units	0	28	29	0	0	0	0	0	94	0	0	0	0	0	0	0	0	151
23-Southeast																		
Acres	85.06	282.4	354.45	60.87	0	2.82	0	0	0	0	0	0	0	0	0	0	0	785.60
Units	68	113	57	5	0	5	0	0	0	0	0	0	0	0	0	0	0	247
24-Rancho Murieta																		
Acres	0	0	0	0	0	0	0	0	163.22	0	0	0	0	17.8	0	0	0	181.02
Units	0	0	0	0	0	0	0	0	653	0	0	0	0	427	0	0	0	1,080
25-Antelope																		
Acres	0.76	47.85	104.08	0	0	0	3.63	0	74.23	110.13	15.59	0	48.02	44.6	0	0	0	448.89
Units	1	19	17	0	0	0	9	0	297	617	125	0	768	1,070	0	0	0	2,922
TOTALS (ALL)																		
Acres	1,118.05	2,224.52	3,619.44	1,523.44	116.44	526.54	203.22	133.82	1,698.95	919.68	348.68	93.86	434.16	136.79	7.45	0.00	464.50	13,569.54
Units	888	866	576	126	89	831	485	425	6,766	5,163	2,759	1,162	6,642	3,280	237	0	0	30,294

*The total vacant multifamily-zoned land inventory was further refined and determined to be 570 acres as of February 23, 1996. Please see the discussion on the previous page.

Flood Control and Drainage

Introduction: Portions of Sacramento County are vulnerable to flooding because of relatively flat terrain and the number of water courses that traverse the County. Several areas within the County are subject to flooding by the overtopping of rivers and creeks, levee failures, and the failure of urban drainage systems which cannot accommodate large volumes of water during severe rainstorms.

Local Flood Control Efforts: To control flooding within the County, there is an extensive system of dams, levees, overflow weirs, drainage pumping plants and flood control bypass channels strategically located on the Sacramento and American Rivers and the various creeks. These facilities control floodwaters by regulating the amount of water passing through a particular reach of a drainage area.

In order to insure protection and development of designated portions of the unincorporated area throughout the planning period, drainage facilities will continue to be constructed pursuant to Ordinance No. 1 of the Sacramento County Water Agency. Ordinance No. 1 prescribes the collection of drainage fees when land is developed or built upon. These fees are then used to construct trunk drainage facilities to transport storm water generated by these developments, so that the cost of trunk drainage facilities is spread equitably to all lands contributing to the storm runoff carried in a given trunk drainage facility. Construction of local drainage remains the responsibility of the property owner.

Sacramento County's Drainage Master Plan program was endorsed by the Board of Supervisors in August 1991. The program addresses the long term drainage and flood control needs of the County. The intent of the Drainage Master Plan is to implement cost effective drainage and flood control systems which:

- accommodate development;
- provide the objective levels of drainage service and flood control protection;
- minimize continuing maintenance and operation costs; and
- minimize and mitigate flooding and water quality impacts.

Drainage Master Plans also provide a comprehensive planning for an entire watershed. Viewed from a larger perspective, these plans include evaluation of cumulative effects of development and avoid piecemeal drainage planning. Prepared prior to development, the size and location of detention pond sites can be determined, meeting the requirements of the National Pollutant Discharge Elimination System (NPDES) program. A Master Plan priority list has been developed by the Water Resources Division to establish the order in which Drainage Master Plans will be prepared. Drainage Master Plans have been prepared or are in the process of being adopted for the following areas: Strawberry Creek, Jacinto Creek, Florin-Elder Creek, Laguna Creek, Elk Grove Creek, Dry Creek and Beach-Stone Lake area.

Regional Flood Control Efforts: Funds for the maintenance of channels, drainage pipelines, and drainage pumping plants, and the construction of remedial drainage improvements to relieve flooding conditions in areas having substandard drainage facilities are provided by the Metropolitan Storm Drain Maintenance District. The Sacramento Metropolitan Flood Protection Task Force was created in March 1989, to oversee efforts in the development of flood control

policy and protection. The Task Force established a three phase strategy for improving flood control protection:

1. Stabilization of the levees wherever they are structurally deficient from Sutter County line to Freeport in Sacramento County;
2. Achievement of a 100-year levels of flood protection by further levee stabilization; raising the levees in the Natomas area and along the American River and increasing flood storage capacity at Folsom Dam; and
3. Achievement of a 200-year level of flood protection by increasing levee heights and implementing a combination of one or more actions including:
 - a. additional flood storage capability at Folsom Dam,
 - b. construction of some from of Auburn Dam, and
 - c. increasing the capacity of the American River.

In order to bring levees up to existing standards for flood protection, 32 miles of levees among the Sacramento River are in need of remedial work. This \$38 million project would primarily focus on increasing the flood protection. Also of concern is the Pocket (Greenhaven) section in the Sacramento urban area. The Corps has begun testing areas in the South Pocket area to determine the most feasible methods of levee construction. Reconstruction of the Sacramento River levees south of the American River began in 1990.

To mitigate flooding in the Natomas area, the Corps also has plans for modifying 60 miles of levees, doing remedial work on some, raising the height of others, constructing new levees, as well as installing a flood gate with a 3,400 cubic feet per second pump station. Another recommendation by the Corps includes constructing levee and channel improvements along the Natomas East Main Drainage canal. An alternative is to modify the Fremont Weir either by lowering or lengthening it.

Vacant Land Use Inventory of the 1989 General Plan

As part of the General Plan update, an analysis of vacant residential lands was performed. The analysis identified a holding capacity of over 48,000 dwelling units on approximately 19,000 acres. This analysis utilized 1988 data. For the purposes of analyzing housing supply within the 1996 period, a more up-to-date analysis of zoned land was considered preferable. In comparing the two analyses, the Laguna community had a substantial decrease in holding capacity available, due to continuing buildout. Other communities with decreased holding capacity include the growing communities of Antelope, South Sacramento, Elk Grove and Vineyard.

RELATION OF PUBLIC FACILITIES TO VACANT LAND

A discussion of the availability of public services to vacant sites focuses on the general availability of services by urban and urbanizing areas of the County.

Developed Suburban Communities

The developed suburban communities include Arden Arcade, Carmichael, North Highlands, Citrus Heights, Fair Oaks, Orangevale, and Rancho Cordova and portions of South Sacramento and Rio Linda. These communities contain approximately 42 percent of potential dwelling units. Excluding North Highlands, South Sacramento and Rio Linda, the remaining communities have less than 25 vacant urban residential parcels which are over 5 acres in size. North Highlands, South Sacramento and Rio Linda/Elverta have the greatest number of larger vacant residential parcels, many of which are zoned for agricultural-residential uses.

Generally, the developed suburban communities are well served by core infrastructure consisting of networks of arterial and collector roadways, sewer lines, storm drain pipes and channels, and water mains. The portions of those communities with agricultural-residential uses may not have all of these core infrastructure available. Public transit service is provided along major roadways. In the developed suburban communities, vacant zones sites are by definition infill sites. For these infill sites, the ease of accessing core infrastructure facilities may vary, but typically the need to fund offsite core facilities extensions is minimal. Overall transportation system capacity increases by capital improvements to the arterial road network and to public transit facilities and fleet are funded by a combination of County Roadway and Transit Development Fees (per SCC Chapter 16.87) collected at building permit issuance for both residential and non-residential construction and Measure A sales tax revenues from retail trade.

A Community Plan update is currently underway for the Rio Linda/Elverta community plan area. It is not known at this time whether this update process will result in additional residential holding capacity being identified in the Plan area. The current urban residential portions of Rio Linda and Elverta are served by existing infrastructure and service providers. Any potential future development will be subject to infrastructure and finance planning with mechanisms similar to the other urbanizing communities.

Urbanizing Communities

The urbanizing communities of Vineyard, Laguna, Elk Grove, and Antelope contain approximately 52 percent of potential dwelling units. A portion of South Sacramento can also be characterized as urbanizing.

Antelope

A community plan for Antelope was adopted in February, 1985, which designated a residential holding capacity of almost 14,000 dwelling units. In February, 1986, the Antelope Public Facilities Financing Plan was adopted along with an accompanying ordinance establishing the Antelope Development Fee program (SCC Chapter 16.80). Revenues from development of approximately 50% of the housing units and a commercial shopping center have allowed the extension of major roadways to serve the area. Some additional future widenings are also to be funded by the Antelope development fees. A new fire station, being financed by Antelope fees, was recently put into service.

Core infrastructure. The main sewer trunk lines have been extended through the plan area, including a lift station and force mains, with funding through the conventional connection fees of SRCSD and County Sanitation District No. 1. Improvements to the two open drainage channels serving the plan have largely been constructed with funding from conventional County drainage fees. The two water purveyors serving the plan area, Citizens Utilities and Northridge County Water District, have extended their water main facilities as needed to accommodate development and construct new wells. Development in Antelope is subject to paying District 1 transit fees which will generate approximately \$1.1 million for buses and the RT Metro station construction (per SCC Chapter 16.87). One bus line skirts the southern boundary of the plan area on Antelope Road and thereby provides infrequent feeder service via Watt Avenue to the light rail system and other bus line connections. This bus line is within walking distance of only a few hundred plan area homes.

Service facilities. The west half of the Antelope plan area is served by the Center Unified School District, which completed construction of a high school and junior high school in 1985. Currently, the Center District is building a second elementary school in the plan area. The east half of the Antelope plan area is served by a combination of the Dry Creek Joint Elementary School District and the Roseville Joint Union High School District. The Dry Creek District established a Mello-Roos District to finance two elementary schools (one completed in 1991) and one middle school (now under construction) in the plan area. The Roseville District may eventually locate a new high school near Antelope in Placer County. Using both the Quimby Act and Antelope park fee revenues, all but one of the six designated parksites has been acquired by the Sunrise Recreation and Park District, which is ready to build facilities in the second of the parks to be improved. The Sacramento Public Library has acquired a site for a community library on the southern edge of the plan area, but has no funding source to build the facility.

Elk Grove and Vineyard

A Community Plan was adopted for the Elk Grove/West Vineyard urban growth area in 1990. This Plan area has an estimated holding capacity of 9,550 dwelling units. In addition, a detailed land use plan for the Calvine/Highway 99 Special Planning Area was approved in 1991 to allow an additional 3,450 dwelling units. In October, 1993, the Elk Grove/West Vineyard Public Facilities Financing Plan (EGWV PFFP) was adopted together with an accompanying ordinance establishing the Elk Grove/West Vineyard Development Fee program (SCC Chapter 16.82). Interim fees have been collected for new homes since 1988. The PFFP fee program is expected to generate over \$74 million to fund major roadway improvements, \$5.6 million for transit facilities, \$6.8 million for park improvements in the Elk Grove CSD, \$4.3 million for fire protection facilities in the Florin Fire District and the Elk Grove CSD and \$3.9 million for a library.

Core infrastructure. In addition to the transportation facilities funded by the EGWV development fees, an additional \$56.5 million in major roadway and freeway improvements and \$5 million in transit improvements is to be funded by a combination of District 4 Roadway and Transit Development Fees and Measure "A" sales tax revenues. Sacramento County Water Agency Zone 40 fees will fund \$50.8 million in water supply facilities. County drainage fees will fund \$20 million in storm drainage improvements. SRCSD and CSD-1 fees will finance \$56 million in sewer collection and transmission facilities.

Service facilities. In addition to the park, fire, and library service facilities financed by the EGWV development fees, the Southgate Recreation and Park District funds park improvements by means of a Landscaping and Lighting Act assessment. The Elk Grove Unified School District will be funding an estimated \$55.5 million in new school facilities by means of development fees and its Mello-Roos district special taxes. Another \$41.8 million is being sought from State sources.

Franklin-Laguna

The Laguna Plan area (including Elliott Ranch and West Laguna which were approved subsequent to adoption of the Community Plan) has an approximate planned holding capacity of 19,350 dwelling units. Two public facilities financing plans provide for special infrastructure funding in the Laguna urban growth areas. The Laguna Public Facilities Financing Plan provided for the establishment of the County's first Mello-Roos district, the Laguna Community Facilities District (LCFD) in 1986. Over 8,000 dwelling units have been constructed in the LCFD to-date. The Laguna Creek Ranch/Elliott Ranch Public Facilities Financing Plan resulted in a second Mello-Roos district for the Laguna West and Lakeside developments. This district was formed in 1990 and is called the Laguna Creek Ranch/Elliott Ranch Community Facilities District No. 1 (LCR/ER CFD #1). Only about 200 homes have been constructed in Laguna West while home building has not yet begun in Lakeside.

The LCFD and LCR/ER CFD together are funding \$65.5 million in major roadway and freeway improvements and about \$0.9 million in transit improvements. The CFDs are also providing bond financing for \$1.8 million for fire station improvements, \$4.0 million for flood control improvements, and \$1.9 million for park improvements.

Core infrastructure. The Laguna Area Roadway Development Fee (SCC Chapter 16.85) will fund an additional \$14 million in major roadway improvements. Approximately \$2.5 million for additional buses and other transit facilities is being raised by collection of District 5 and 6 Transit Development Fees (SCC Chapter 16.87). Water distribution facilities are being funded by County drainage fees. Sewer facilities are being funded through SRCSD and CSD-1 fees.

Service facilities. The Elk Grove Community Services District has obtained park sites in Laguna by Quimby Act dedications and fees and is financing park improvements by means of a Landscaping and Lighting Act assessment. The Elk Grove Unified School District is funding approximately \$95 million in school facilities to serve the Laguna Community by a combination of development fees, Mello-Roos taxes, and State school bond funds. The District is currently constructing a high school and a junior high school and previously has opened two elementary schools.

Rural and Semi-Rural Communities

The rural and semi-rural communities include portions of Rio Linda/Elverta, Elk Grove and Vineyard and the communities of the Delta, Cosumnes and Southeast. The majority of development in these areas is on agricultural-residential or agricultural parcels. Facilities such as water and sewer are usually on-site wells and septic systems. A network of existing rural roadways is in place to serve development.

CONCLUSION

Based on the 1993 holding capacity analysis of vacant land currently zoned for residential uses, there is a sufficient supply of land within the timeframe of this Housing Element to accommodate total demand. The analysis of the holding capacity of the General Plan, over a 20 year planning, also identifies an adequate supply of land to provide for housing. However, planning currently underway to implement the General Plan and allow development within various new growth areas will be important to providing adequate land for housing past the 1996 timeframe of this Element. Additional chapters of this Element will examine factors other than total supply such as the distribution of housing types and housing costs.

CHAPTER 7

HOUSING CONSTRAINTS ANALYSIS

INTRODUCTION

The ability of a housing market to supply an adequate number of new dwellings to meet annual demand is affected by a combination of governmental and nongovernmental constraints. Both of these constraints are critical, since they not only increase the cost of housing, but also act as disincentives to development and may impede the production and maintenance of affordable housing in Sacramento County. The purpose of this section is to identify a variety of governmental and nongovernmental constraints to housing production in an effort to remove as many barriers as possible in achieving the goals and objectives set forth in this Housing Element.

GOVERNMENTAL CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government can have little impact on market-oriented constraints and obstacles such as interest rates, cost of materials and labor costs, their policies and regulations may constrain the free operation of the housing market. For the most part, local regulations play a legitimate role in protecting the overall public health, safety and welfare; however, the application of "excessive" regulations may restrict the free market ability to construct housing. Such governmental constraints may include: land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, permit fees, impact fees and local government financing limitations.

Land Available for Development

The General Plan is prepared to guide the physical development of the community. The General Plan is a design for action that provides long term guidance, usually twenty years, for the community's growth. The General Plan must take into account the events and decisions of the past and utilize projections and forecasts for new social and economic developments in the future. Generally, all land use regulations, actions or approvals must be consistent with General Plan policies, however, the General Plan may be amended to respond to unforeseen changes or needs and to reflect current land use capabilities.

The Sacramento County General Plan attempts to balance the need for available land against the desire to efficiently provide infrastructure and services and to protect agricultural and open space resources. Efficiency is achieved by committing to a pattern of land that concentrates development in configurations designed to protect valuable agricultural lands, conserve natural areas and resources, reduce travel distance, reduce air pollution emissions, conserve energy, and enhance the efficiency of providing infrastructure and service. The local planning direction advocated by the General Plan is not to restrict growth but rather to guide it in an efficient and cost effective manner.

Chapter 6, the "Land Use Inventory" component of the Housing Element, concludes that the County General Plan provides sufficient land to accommodate future growth projections. The holding capacity of the General Plan, calculated at 169,100 dwelling units, is sufficient to accommodate 418,000 people, more than twice the amount of projected population increase expected during the 1990-2010 planning period. Projected housing demand for the 1990-2010 period is 94,000 housing units required to accommodate the projected population increase of 209,000 people.

Chapter 6 also provides the results of a land use inventory that was conducted in August 1993. This analysis inventories vacant land currently zoned for residential and agricultural-residential uses as identified by the County Assessor's data base (January 1993 data). The amount of vacant land currently zoned for residential uses was considered important to analyze the availability of land within the 1996 planning horizon of the Housing Element, because while additional growth areas may be made available through the General Plan, the timing for land use and infrastructure planning will not likely allow those lands to provide for housing by 1996. The land use inventory estimates that approximately 13,400 acres of land zoned for residential and agricultural-residential uses were vacant. The potential residential yield was estimated to accommodate a maximum capacity of 31,065 additional housing units or a population holding capacity of 76,730 residents. In the three year time period of 1993 through 1996, 9,200 dwelling units could be accommodated annually. Comparing supply with demand, SACOG projects that there will be a demand of 43,705 new residential units for the unincorporated area from January 1, 1989 to July 1, 1996. This averages out to an annual demand of approximately 5,400 new residential units.

While the holding capacity of vacant zoned land is a rough estimate of the actual land available and does not take into account market availability and site specific constraints, the analysis shows a 35 percent oversupply of vacant zoned land. Two-thirds of this holding capacity is located in the communities of Antelope, Laguna, Elk Grove, Vineyard and South Sacramento. It is also likely that additional land will be rezoned between 1993 and 1993, adding to the land supply. Based on this analysis, land supply does not appear to be a significant constraint during the planning period of the Housing Element. However, planning currently underway for several new growth areas will be critical to providing for additional land to supply housing at or near the end of the timeframe of this Element

Local Land Use Regulations

Discretionary control of development is exercised through the Sacramento County General Plan, twelve community plans, the zoning code, a Specific Plan Ordinance, and other implementing ordinances. The location of housing and density of development is determined primarily by policies contained in the General Plan's Land Use Element. The authority to specify both the location and density of residential development is the most important power available to the local government in determining the supply and type of housing developed within its political jurisdiction.

The General Plan

Sacramento County's General Plan Land Use Element and Land Use Diagram designate particular areas within the unincorporated County for residential development. To accommodate a variety of living environments, the Land Use Element and Diagram provide for both urban and rural communities. Urban communities are substantially developed with a variety of residential land uses, such as low, medium, and high density residential development. These areas are served by,

or are planned to receive, such urban infrastructure as community surface water, collection and treatment of wastewater, storm drainage, arterial streets and transit service. Urban communities will accommodate the greatest majority of new residential development projected for the unincorporated area. Rural communities have historically served as a focus of activity for surrounding agricultural areas, comprising of agricultural-residential housing on one- to ten-acre lots that rely on individual wells and septic systems. It is the intent of the General Plan to accommodate rural residential demand within existing rural communities and limited expansion of adjoining lands, to primarily protect and conserve open space, natural resources and agricultural values. The following section discusses the residential land use designations, as illustrated on the County's Land Use Diagram, to provide for a variety of types of residential development within urban and rural communities.

Low Density Residential: This designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, four plexes, town homes, lower density condominiums, cluster housing, and mobile home parks.

Medium Density Residential: The Medium Density Residential designation provides for areas of attached units, including apartments and condominiums along transit corridors and throughout the urban area. This designation establishes urban densities between thirteen and twenty-nine dwelling units per acre, resulting in population densities ranging from approximately 32.5 to 73.5 persons per acre. Medium density development includes apartments, condominiums, and group housing. These uses are appropriate near commercial areas, transportation and transit corridors, and employment centers.

High Density Residential: The High Density Residential designation establishes areas of higher density units primarily along transit corridors. This designation establishes urban densities ranging between thirty and fifty dwelling units per acre, resulting in population densities ranging from approximately 75 to 125 persons per acre. High density development includes multi-floor apartments and condominiums, including mixed-use developments. High density uses are appropriate within the central portion of intensive commercial areas, along transit/transportation corridors and stops, and near major employment centers.

Mixed-Use: The Mixed-Use designations delineate specific areas on the General Plan Land Use Diagram primarily associated with Transit Oriented Developments (TOD's). These TOD designated areas call for high intensity, mixed-use development close to transit, an emphasis on neighborhood support services at street level with other employment along the transit Trunk and Feeder Line Networks, a pleasant walking environment, and good pedestrian and bicycle linkages between the core and surrounding low density secondary areas. The mix of uses can occur within a TOD in a variety of ways; office or residential uses can be included in the same building or possibly above retail. The "Urban" TOD designation allows mixed-use developments of relatively high residential densities and non-residential intensities, with residential densities ranging from 7 to 50 units per gross acre. The residential secondary areas surrounding the TOD core are expected to have a minimum average densities of 6 dwelling units per acre. The "Neighborhood" TOD designation allows mixed-use communities at moderate densities ranging from 7 to 30 units per gross acre. Like the "Urban" TOD, the

secondary area of the "Neighborhood" TOD is to have a minimum density of 6 units per gross residential acre.

Agricultural-Residential: It is the intent of Sacramento County that the pursuit of a rural lifestyle should be available within the County. The Agricultural-Residential designation thus provides for rural residential uses, such as animal husbandry, small scale agriculture, and other limited agricultural activities. This designation is typical of established rural communities where between one and ten acres per unit is allowed, resulting in a development density of 2.5 to 0.25 persons per acre.

Urban Policy and Service Areas: The General Plan identifies some additional important planning tools, other than land use designations, which relate to the supply of land. The Urban Policy Area is the area identified for growth within the 20 year planning period. The intent of the General Plan is to make land use approvals within this area relatively easy. In addition, a larger Urban Service Area is identified which will allow for growth beyond the 20 year planning period. The intent of the General Plan is to look beyond the 20 year period with regard to infrastructure provision so that in the future, this land can be made available for urban uses. A land use amendment process is provided, although it is fairly stringent, which could allow General Plan amendments in the Urban Service Area.

The General Plan provides for a variety of housing types through various land use designations. In addition, the General Plan provides for an amendment process to accommodate requests for changes from one urban category to another and from non-urban categories to urban. Requests for changes from non-urban designations to urban designations are fairly strictly controlled and are contingent on the determination of a need for additional holding capacity. However, the provision of a variety of land use designations, the identification of an Urban Policy Area for immediate growth, the identification of an Urban Service Area for long-term growth, and the amendment process available to the Board of Supervisors ensure that the General Plan does not act as a significant governmental constraint to the provision of an adequate housing supply.

Community Plans

There are distinct, identifiable communities within the urban and rural portion of Sacramento County. While the General Plan outlines Countywide goals and objectives for the general nature and direction of urban development, it does not contain the necessary details for effectively identifying and addressing the problems and needs of the distinct communities. In order to fulfill these need, a Community Planning Program was initiated in 1975. To date, the Community Planning program has resulted in the following actions:

Twenty-five Community Planning Areas: The Countywide area was divided into 25 community planning areas for the purpose of analysis and community planning. Several of the Community Planning Areas are partially or entirely located within the Cities of Folsom, Galt, Isleton, and Sacramento. The County has no jurisdiction over these incorporated areas.

Community Councils: Seventeen Community Planning Advisory Councils were established for the purpose of encouraging and organizing citizen participation at the community level. These Councils assist in the development, implementation and revisions of the community plans as well as to review projects and make recommendations to the appropriate hearing or decision making bodies.

Community Plans: At this time, Community Plans are adopted for twelve of the unincorporated community areas. These Community Plans, which typically reflect zoning level designations, are tailored to each individual community but are consistent with the General Plan. Community Plans are more specific and represent a detailed refinement of the General Plan. The goals and objectives outlined in each Community Plan are developed through combined County and citizen efforts.

The identification of community planning areas and the preparation and adoption of Community Plans for some of these areas has allowed more detailed planning than can be accomplished through the General Plan. The community planning process has also provided for significant community participation in local land use planning decisions. Many of the County's community plans are approaching the end of their planning horizon and several rural and urbanizing communities do not have adopted plans. The community planning process has also typically been funded from the County's General Fund. Due to budgetary impacts, a full community planning program of updating all the Community Plans and preparing new Community Plans for urbanizing areas has not been funded. In order to prevent this from becoming a constraint to new development, the County has provided for options for planning including the use of privately funding Specific Plans and the ability to amend existing Community Plan through private applications. The Community Planning process is, therefore, not a significant constraint to the provision of an adequate housing supply.

Specific Plans

The County has recently adopted an ordinance to allow the preparation and use of Specific Plans within Sacramento County. This planning tool is intended to be used in planning the new urban growth areas of the County as identified in the General Plan. The use of Specific Plans is intended to achieve several objectives including: the coordinated planning of large areas rather than piecemeal planning through private development applications; the timely adoption of development plans by allowing private development interests to act as an applicant and actively participate in the planning process; continuing to allow for citizen participation by requiring a Citizens Advisory Committee to participate in the planning process; providing adequate and timely provision of infrastructure by preparing an infrastructure and financing plan as part of the Specific Plan.

The Specific Planning program is intended to provide an additional tool to implement the General Plan and should enhance the implementation of the General Plan and the provision of housing within the County.

The County has initiated the preparation of a Specific Plan for East Antelope, East Elk Grove, Lent Ranch, Sunrise-Douglas, North Vineyard and East Franklin planning areas. It is anticipated that the East Antelope, East Elk Grove, Sunrise Douglas and North Vineyard Specific Plan will be adopted within the time horizon of this Element. In addition, the Elliott Ranch South planning area has been processed and is pending approval in Fall 1994. The following section describes the areas that are being planned for development through large-scale applications and the Specific Planning process and provides the potential residential yield of these areas.¹

¹ The characteristics of Lent Ranch and East Franklin are not discussed because the projects, although initiated, have not proceeded through the next steps of the planning process.

Elliott Ranch South

The Board of Supervisors adopted a resolution on May 18, 1994 to amend the General Plan Land Use Diagram to change the land use designation from Urban Development Area to Low Density Residential (348.8 acres), Medium Density Residential (43.7 acres) and Commercial and Office (51.5) acres for 440 acres of land located at the southeast quadrant of Elk Grove Boulevard and Interstate 5, in the Laguna community of the Sacramento County. Consistent with the County's planning process, the Board tentatively approved corresponding Community Plan amendments and rezoning proposals and directed planning staff to prepare a zoning agreement for the Elliott Ranch South area, and report back to the Board in July of 1994 for final adoption. The area designated for Medium Density Residential is proposed to be zoned RD-20. The RD-20 zoned area is estimated to provide a residential yield of 740 multi-family units.

East Antelope

The Board of Supervisors adopted a resolution on April 14, 1993, to initiate a Specific Planning Program for the East Antelope Planning area, located in the North-Central portion of Sacramento County, immediately adjacent to the Sacramento/Placer County line. The proposed East Antelope Specific Plan project area encompasses approximately 673 acres. The planning area is generally bounded by County line to the north, Cook-Riolo Road and Don Julio Boulevard to the west, and Antelope North Road to the south and east. The County General Plan identifies the project area for urban residential, agricultural-residential and industrial uses.

The Specific Plan for East Antelope was adopted by the Board of Supervisors on July 12, 1995. The adopted plan will accommodate a total of 1,655 single family residential units, 1,440 of the dwelling units in an urban (low density residential) land use designation and 215 of the dwelling units in an agricultural-residential land use designation.

East Elk Grove

The request to initiate a Specific Plan for the East Elk Grove area was adopted by the Board of Supervisors on June 9, 1993. The East Elk Grove planning area is bounded by Bond Road to the north, Bradshaw Road to the east, Grantline Road to the south and Waterman Road to the west and encompasses approximately 1,400 acres.

The Specific Plan for East Elk Grove was adopted by the Board of Supervisors on February 14, 1996. The adopted plan will accommodate 4,300 single family residential units in a low density residential land use designation. In addition, 23.5 acres were designated LC or SC, which may accommodate from 115 to 470 multifamily dwelling units subsequent to adoption of necessary Zoning Code amendments to allow multifamily development in those commercial zones.

Sunrise-Douglas Planning Area

The Board of Supervisors adopted a resolution on June 16, 1993, to initiate a Specific Planning program for the Sunrise Douglas Planning area, a portion of the Cosumnes and the Cordova community. The Sunrise Douglas Specific Plan project area is bounded by Douglas Road to the north (with a portion near the easterly border extending towards White Rock Road), Grant Line Road to the east, Kiefer Road to the south (with one parcels extending south of Kiefer Road) and Sunrise Boulevard to the west. The site encompasses approximately 5,420 acres.

The development of a plan in conformance with General Plan policies would result in the development of 27,350 units; approximately 20,540 units for single family residential development and 6,810 multi-family units.

North Vineyard Station

The Board of Supervisors adopted a resolution in November 10, 1993 to initiate a Specific Planning program for the North Vineyard Station Planning Area, a portion of the Vineyard community planning area. The North Vineyard Station Specific Plan area encompasses approximately 1,540 acres. The Planning area is bounded on the north by Florin Road and to the south Gerber Road. The north and south branches of Elder Creek, near Hedge Avenue, demarcate the western boundary of the Plan area.

If the North Vineyard area is developed in conformance with General Plan policies and designations, there is a potential to provide 528 acres of land for Low Density Residential use (1 to 12 units per acres), 55 acres of land for Medium Density Residential use (13 to 310 units per acres) and 225 acres for High Density Residential use (31 to 50 units per acre). The project area provides the opportunity to accommodate the construction of 3,555 single family units and 2,870 multi-family units.

Zoning and Subdivision Ordinances

The County of Sacramento exercises discretionary authority over the residential development entitlement process through the implementation of zoning and subdivision ordinances. These ordinances establish development standards to regulate all residential construction within the County. Development standards refer to those requirements that must be followed when placing structures on real property. Table 7.1 provides a summary of the County's residential development standards. The County adopted these development standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. While these standards generally apply to all developments, there is the opportunity to modify such standards through the use of Special Development Permits to accommodate projects that are unique or provide special housing arrangements. For example, the zoning ordinance not only permits density bonuses to lower income housing developments, but also permits the relaxation of standards related to parking, setbacks, lot site, and lot coverage. A primary intent for allowing flexibility within the County codes and ordinances is to reduce development costs. The County zoning code also allows for the more efficient use of land by allowing variances to typical size, height, and bulk requirements of conventional dwellings as a combination of different land uses which compliment each other, contrary to existing zoning regulations.

Although there is flexibility within the County codes and ordinances to allow for varying housing types and densities, the codes and ordinances do act as constraints upon the construction of affordable housing, particularly on housing for the very low and low income households. The development standards contained in Sacramento County's zoning code and subdivision ordinances do operate as a constraint on new residential development.

Building Codes

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. The State Housing Law requires cities and counties to adopt minimum housing standards based on industry uniform codes. In addition to meeting the requirements of the State Housing Law, local governments enforce other state requirements for fire safety, noise insulation, soil reports, earthquake protection, energy conservation, and access for the physically disabled..

TABLE 7.1
RESIDENTIAL DEVELOPMENT STANDARDS

Zoning Classification	Maximum No. Units (Gross Acre)	Type of Use	Minimum Lot Area (Net Acre)	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Height of Building	Minimum Distance Between Buildings	Minimum Open Space Requirements	Off Street Parking Requirements	Standard Street Width	Curbs and Gutters
RD-1	1 unit	single family	1acre	75 feet	20 feet	(1) Lots equal to, or more than 125 feet in depth-25 feet (2) Lots less than 125 feet in depth-20% of the average depth. (3) In no event shall rear yard be less than 10 feet for one-story buildings and 15 feet for two-story buildings. (4) Main building, may project into rear yard, if equal area is provided within buildable portion of lot.	(1) One-story building 5 feet. (2) Two-story building 7.5 feet. (3) Three story buildings 25 feet. (4) Zero Lot line allowed with provisions. (5) Corner lots, a side street yard of at least 12.5 feet.	40 feet or 3 story	10 feet for roofed structures	Minimum 25% of site.	Single Family/ <u>Duplex</u> (1) Not less than two spaces. (2) Spaces may be in a garage carport or dust free surface. (3) Minimum 9 feet in width and 19 feet in length <u>Multiple</u> (1) 1 space per one-bed-room unit. (2) All other units-2 spaces. (3) 6/10 spaces per unit for guests. (4) At least 9 feet in width and 19 feet in length. (5) Number of spaces may be reduced for elderly.	(1) 40 ft. street, minor residential 4 ft. side walks, used for less than 99 residential units. (2) 50 ft. street primarily residential 4ft. sidewalks, for 99-399 residential units. (3) 56 ft. street, collector 4 foot sidewalks, for more than 400 units residential. (4) 60 ft. street collector, 6 ft. sidewalks, for commercial and multi-family development over 400 units in the vicinity of parks, schools and etc.	(1) For single-family residential subdivision, roll curb required. (2) For multiple family development, vertical curb required.
RD-2	2 units	single family	20,000 sq. ft.	75 feet									
RD-3	3 units	single family	10,000 sq. ft.	65 feet									
	4 units	single family	8,500 sq. ft.	65 feet									
RD-5	5 units	single family	(I) 5,200 sq. ft.	52 feet									
		duplex	(C) 6,200 sq. ft.	62 feet									
RD-7	7 units	single family	(I) 4,000 sq. ft.	40 feet									
		duplex	(C) 5,200 sq. ft.	52 feet									
RD-10	10 units	single family	(I) 4,000 sq. ft.	40 feet									
			(C) 5,200 sq. ft.	52 feet									
		duplex	(I) 6,200 sq. ft.	62 feet									
			(C) 7,200 sq. ft.	72 feet									
		multiple family	(I) 5,200 sq. ft.	52 feet									
(C) 6,200 sq. ft.	62 feet												
RD-20	20units	single family	(I) 4,000 sq. ft.	40 feet									
			(C) 5,200 sq. ft.	52 feet									
		duplex	(I) 6,200 sq. ft.	62 feet									
			(C) 7,200 sq. ft.	72 feet									
		multiple family	(I) 5,200 sq. ft.	52 feet									
(C) 6,200 sq. ft.	62 feet												
RD-30	30 units	single family	(I) 4,000 sq. ft.	40 feet									
			(C) 5,200 sq. ft.	52 feet									
		duplex	(I) 6,200 sq. ft.	62 feet									
			(C) 7,200 sq. ft.	72 feet									
		multiple family	(I) 5,200 sq. ft.	52 feet									
(C) 6,200 sq. ft.	62 feet												
RD-40	40 units	single family	(I) 4,000 sq. ft.	40 feet									
			(C) 5,200 sq. ft.	52 feet									
		duplex	(I) 6,200 sq. ft.	62 feet									
			(C) 7,200 sq. ft.	72 feet									
		multiple family	(I) 5,200 sq. ft.	52 feet									
(C) 6,200 sq. ft.	62 feet												

Enforcement of the County housing codes are performed on a systematic basis by referral from the Environmental Health and fire department or field inspectors and by complaint.

The County regulations on building construction adhere to the 1985 edition of the Uniform Building Code (UBC), the Uniform Mechanical Code (UMC), the Uniform Plumbing Code (UPC), and the National Electrical Code (NEC). Only two County amendments to the codes have been adopted, neither one adding significantly to the cost of a housing unit. The first amendment requires gravel to be placed underneath concrete slabs for drainage purposes. The second amendment requires a 100 amp main disconnect in all residential structures.

Sacramento County Building Inspection Division, within the Public Works Agency, is primarily responsible for enforcing the Uniform Building Code. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. The usual process after the receipt of a complaint is to conduct a field investigation. If the complaint is found to be valid, voluntary compliance is elicited through a combination of letters and phone calls and/or site visits. In extreme cases where deficiencies are severe and appeals for voluntary solutions to alleviate problems are unsuccessful, the County may declare the unit as a safety and health hazard and legal compliance may be forced through action taken by the County Counsel's office.

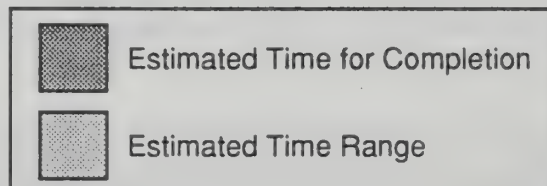
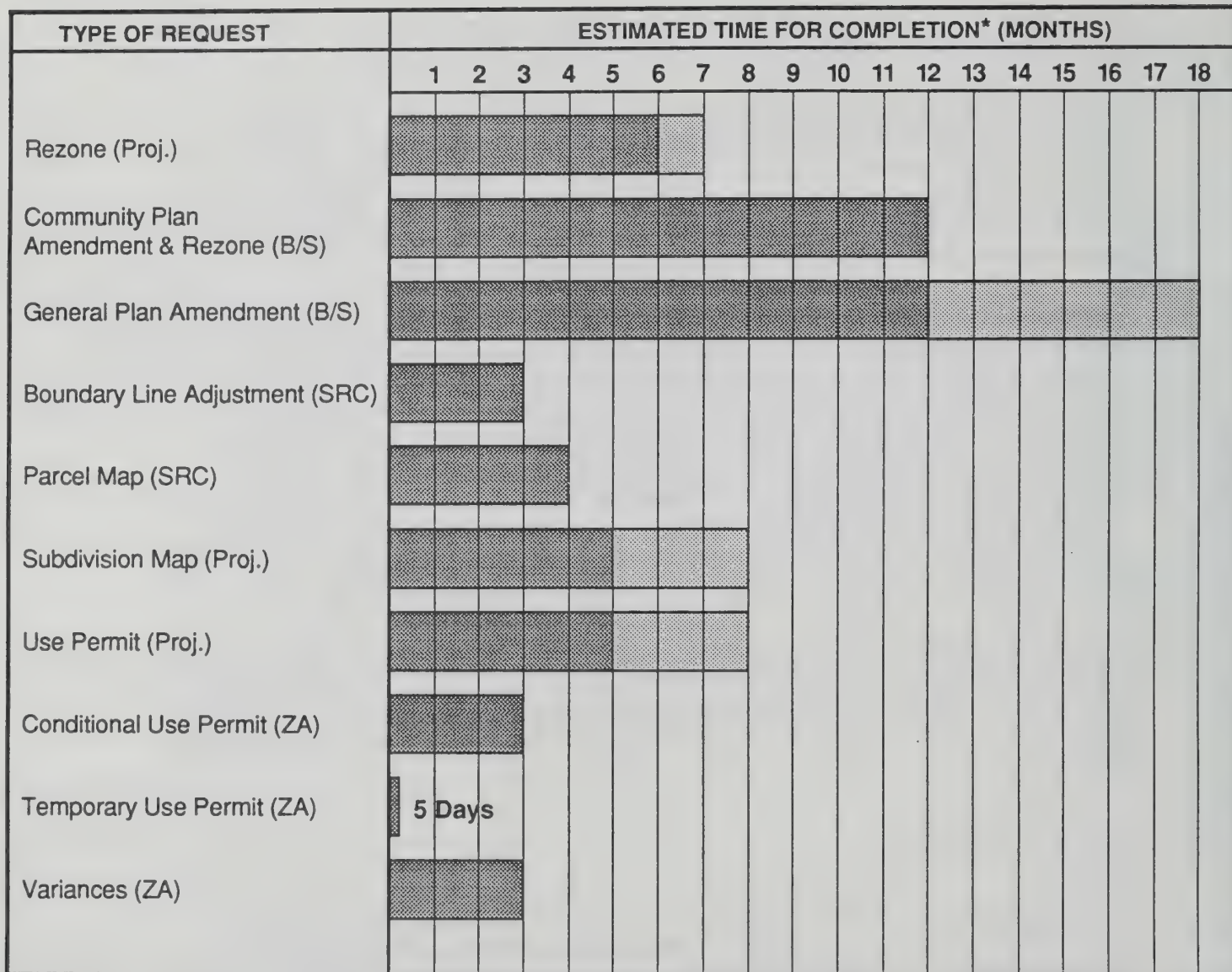
By adopting the Uniform Codes, the County does not severely impact the cost of housing. In some instances adopting new codes may reduce the overall cost of residential construction such as by allowing for new cost saving construction techniques or materials usage. Enforcement of building codes is also typical of all California jurisdictions and, therefore, is not a significant governmental constraint.

Permit Processing Times

The County processes various permits relating to residential development. The time it takes to process an application can impact the cost of construction by increasing the developer's carrying costs during this period. Longer time frames for permit processing results in increased construction costs. The County has monitored the length of time it takes for several different types of applications, from General Plan amendment to use permits, to reach final approval and has taken steps to shorten the process. Figure 7.1 provides an estimated time for completion for types of requests received by the Planning Department as of June 16, 1993.

The County must, however, comply with procedural requirements set forth in state law for environmental review, subdivision review, and planning actions including General Plan amendments, rezoning, and use permits. State law establishes hearing requirements, review periods, public notification and time limits for various actions which local governments must comply with. The requirements are not only mandatory but require a specific sequence of time periods in which each part of the process is to occur. An informal monitoring of this process reveals that time frames as established by state law are rarely exceeded. The complexity of each individual project can influence processing time as staff may take more time to review projects requiring environmental documentation.

Figure 7.1



* The actual time for processing depends on many variables and will vary from project to project. Estimates as of June 16, 1993 are subject to change.

Appendix B presents information contained in a handbook or guide that was prepared to provide a brief and simplified overview of the land development processes within the unincorporated area of Sacramento County. Information contained in the guide describes and analyzes the County's processing requirements and permit approval procedures.

An analysis of average processing times for all projects, including General Plan amendments, rezones, subdivision maps, parcel maps, use permits, and variances indicated that application approval times are comparable to those of surrounding jurisdictions. Although application approval times for Sacramento County is comparable to surrounding jurisdictions, it has been reported that approval times do act as a constraint to the production of housing. The Planning Department has continuously reviewed internal processing procedures in order to expedite processing times. As an example, a recent modification in internal procedures was made to the structure of the Department's budget to allow faster staffing response to changes in work load. Significant changes in workload have resulted from dramatic changes in the market place and, consequently, number of applications. While permit processing times have the potential to impact housing costs, the County continually revises and updates procedures to expedite processing.

Residential Development and Permit Fees

Similar to every County in the State, Sacramento County requires public street, drainage, and other improvements in connection with subdivision developments. Since the passage of Proposition 13, and with the reduction in local government's ability to finance capital improvements, more reliance is being placed upon the developer to finance off-site improvements. Water and sewer fees and school impact fees are specifically discussed below, followed by a discussion of the comparison of fees by jurisdiction.

Sewer Fees and Water fees

Installation and connection fees for water and sewer facilities vary within the County based on the location of the development, the specific water or sewer district that is to serve that development, and the type of development (single or multiple-family). For sewer service, the developer must construct all lines within the subdivision and pay a trunk connection fee of \$360.00 per single-family residence and \$270.00 per multi-family unit if the development is within the County Sanitation District 1. In addition to the fees required for connection to the local sanitation district, the developer must also pay a \$1,560.00 fee to the Regional Sanitation District for each single-family unit constructed (Table 7.2) If the development is located in an area of the County where annexation to the Sanitary District becomes necessary, an additional annexation fee is required. Water fees also vary depending upon the exact location of lot and the water purveyor providing the service. The typical water hook-up fee for a 2,000 square foot home with a 600 square foot garage in the County is estimated at approximately \$400.

TABLE 7.2
SEWER FEE SCHEDULE
for residential uses
(Effective July 1, 1993)

Single Family:		
Permit	\$ 2	
CSD-1 Trunk Fee	\$ 360	/ESD*
SRCSO Connection Fee	\$ 1,560	/ESD*
TOTAL	\$ 1,922	/ESD*
 Multi-Family:		
Permit	\$ 2	
CSD-1 Trunk Fee	\$ 270	/ESD*
SRCSO Connection Fee	\$ 1,170	/ESD*
TOTAL	\$ 1,442	/ESD*

* Equivalent single-family dwelling unit.

Source: Sacramento County Building Inspection Department

Drainage Fees

Drainage facilities and maintenance within the unincorporated area of Sacramento County are provided by the Sacramento County Water Agency and the Metropolitan Storm Drainage Maintenance District. Each Agency has different functions and responsibilities, and both are administered by the Water Resources Division of the Sacramento County Department of Public Works. Zone 11 of the Sacramento County Water Agency facilitates the construction of drainage facilities while the Metropolitan Storm Drainage Maintenance District is responsible for the maintenance of drainage facilities and provides minor improvements to existing drainage facilities. Funding sources differ for construction and maintenance of drainage facilities. Construction of facilities are financed by property owners. Drainage fees are collected (pursuant to Ordinance No. 1 of the Sacramento County Water Agency) at the time property is developed and such funds are used to construct truck drainage facilities. The current drainage fee, as effective March 1, 1993, is \$720 per residential dwelling unit. The maintenance of channels, drainage pipelines, and drainage pumping plants, currently performed by Metropolitan Storm Drainage Maintenance Facilities District, is financed partially from a percentage the property tax plus augmentation funds apportioned among all special districts.

In addition to drainage fees, a fair-share contribution program was adopted in October 1993, as a means to collect funds to mitigate flooding and water quality impacts in Orangevale. The fair-share contribution would pay for the costs of master planning, implementing, and mitigating those needed drainage, water quality treatment, and flood control improvements for the Linda Creek watershed which are not funded by the drainage fee. The fair-share contribution schedule is shown in Table 7.3. The table shows that an additional \$1,220 is collected per residential unit, as part of

the fair-share contribution program. A similar program is being proposed to condition all new development projects within the watershed of Morrison Creek to pay a fair-share contribution for the costs of conducting a drainage master plan for that watershed.

Table 7.3

**FAIR-SHARE CONTRIBUTION TO MITIGATE DRAINAGE
IMPACTS OF NEW DEVELOPMENT IN ORANGEVALE**

DRAINAGE IMPACT FEE AND FAIR-SHARE CONTRIBUTION

Fee or Cost Component	Residential (dollars/unit)
Existing Drainage Impact Fee	720
Recommended Fair Share Contribution	
• Regional Flood Control Detention	100
• Drainage Master Planning & Environmental Compliance	120
• Local Flood Control Detention	600
• Water Quality Detention	200
• Environmental Mitigation	200
Fair Share Contribution	1,220
Total Fees and Contributions	1,940

Source: Water Resources Division of Department of Public Works, County of Sacramento

Transportation Development Fees

Transportation development fees in Sacramento County were established in 1988 to complement the then proposed Ballot Measure "A", and to provide a mechanism by which new development would pay its "fair" share for the cost of mitigating its impacts and improving the transportation infrastructure. The fee ordinance applies to the issuance of building permits for which complete applications are filed after October 30, 1988, with the Building Inspection Division of the County Department of Public Works. The roadway component of the fee does not apply to construction in the Antelope and Laguna areas, which have comprehensive Public Facilities Financing Plans. Construction is exempt from the fee in many rural parts of the unincorporated area, where transit service is unavailable or where major roadway improvements are not required to serve near-term development. The fee rates are determined by the land use zone in which construction occurs, and are based on the average transportation demand (trip generation) of the proposed development in the various land use zones.

Sacramento County is currently proposing an increase in these transportation fees. Although the 1988 Ordinance provides for annual inflation adjustments, Transportation Development Fees have remained unchanged since the program was instituted. In addition, the proposed fees are based on more recent development projections, computer modeling, and other information. Table 7.4 shows the revised fees proposed by Sacramento Regional Transit and the County Transportation Division.

TABLE 7.4

**1993 TRANSPORTATION DEVELOPMENT FEE SCHEDULE
(proposed)**

		single family	multi- family	commercial	office	industrial	industrial/ office
District	Land Use	per dwelling unit		per square foot			
I	Combined Fee:	\$1,005	\$ 76	\$ 2.65	\$ 2.53	\$ 0.87	\$ 1.86
	a. Roadway	685	518	2.00	1.60	0.55	1.16
	b. Transit	320	243	0.65	0.93	0.32	0.70
II	Combine Fee	\$1,091	\$826	\$ 3.06	\$ 2.76	\$ 0.95	\$ 2.02
	a. Roadway	918	695	2.68	2.14	0.73	1.55
	b. Transit	173	131	0.38	0.62	0.22	0.47
III	Combined Fee	\$1,499	\$1,134	\$ 4.17	\$ 3.67	\$ 1.26	\$ 2.68
	a. Roadway	1,231	931	3.59	2.87	0.98	2.08
	b. Transit	268	203	0.58	0.80	0.28	0.60
IV	Combined Fee	\$1,206	\$913	\$ 3.22	\$ 2.97	\$ 1.03	\$ 2.19
	a. Roadway	749	567	2.18	1.75	0.60	1.27
	b. Transit	457	346	1.04	1.22	0.43	0.92
V	Transit:	\$ 116	\$88	\$ 0.13	\$ 0.003	\$ 0.001	\$ 0.002
VI	Transit:	\$ 120	\$91	\$ 0.12	\$ 0.02	\$ 0.01	\$ 0.02

Source: Sacramento County Public Works Department, Transportation Division

The County Department of Public Works has compared the proposed roadway development fees against similar fees of seven surrounding jurisdictions. This analysis concluded that even with adoption of the proposed fees, Sacramento County would have among the lowest roadway fees of all the jurisdictions.

Fees for School Facilities

Because major portions of Sacramento County are experiencing a high level of growth, there has been a need to expand existing, and construct new school facilities, to serve the K through 12 population group. Traditionally, school facilities were built using funds derived from the State. However, the rapid growth of the school age population has outpaced the availability of funds needed for additional classrooms, teachers and supplies. In January of 1987, Assembly Bill 2926 was signed into law which provided local school districts with an additional funding mechanism to expand their service capability.

The new State law provides local school districts with the ability to charge and receive up to \$2.65 per square foot for new residential development and \$0.27 per square foot for new commercial, office, industrial, and other uses. Prior to the County issuing building permits, the developer must obtain a certificate of mitigation by paying the school fees to the local school district.

In addition to AB 2926, some heavily impacted school districts have instituted a Mello-Roos Financing District. The Mello-Roos district allows, after voter approval, fees to be levied on all existing and new developments to pay off a fixed new bond that has been issued for school facilities. The Elk Grove School District, for example, gained voter approval to issue a 20 year

bond in April of 1987 to finance improvements to existing facilities not to exceed \$20 million dollars and to add new facilities and equipment not exceed \$50 million dollars. Fees charged to property owners to repay the bond vary according to the types of development and also as to whether the development is existing or new. It is expected that more school districts will attempt to secure voter approval for this financing mechanism in areas of rapid school age population growth.

In response to new bills passed by the State Legislature, the County has drafted policies in the Public Facilities Element of the General Plan that would limit residential construction when school capacity is not available. Policy PF-39 of the General Plan, Public Facilities Element, specifically prohibits the approval of land divisions or rezones for new residential construction in any area unless it is determined that development within the area will not significantly impact school facilities. If school capacity is not available, new construction can be approved only if the County acknowledges that traditional methods of school financing are not adequate and establishes supplemental mitigation fees to meet the facility funding needs of the school district.

Comparison of Permit Fees

Table 7.5 is a summary of building permit costs for 12 local jurisdictions in and surrounding the Sacramento area. Although permit fees levied by Sacramento County for residential development are comparable with several other surrounding City and County agencies, these fees have the potential to impact the cost of housing. School fees, however, in some districts may be higher than for districts in surrounding jurisdictions. The imposition of more restrictive policies in the General Plan to require adequate school funding and capacity has the potential to affect the provision of housing.

Application Processing Fees

Separate and distinct from the fees associated with providing essential public services to new residential developments are those fees required by the County for processing development permits. Due to reduced County revenue because of Proposition 13, declining State support, and the desire to make the Planning Department more financially self-sufficient, the Board of Supervisors raised permit processing fees effective January 1, 1993. Table 7.6 illustrates the new planning application fees effective January 1, 1993 for developments in Sacramento County. These fees are designed to cover the County's costs of reviewing applications. The Department has worked with effected groups prior to development of fees, including building industry representatives, and will continue this practice if any fee increases are necessary in the future.

Utilities

The costs associated with providing utilities, such as gas, electricity, and phone service can be viewed as a quasi-governmental constraint to affordable housing. Prior to the 1980's, utility companies absorbed the majority of the cost of providing service up to the site, while the developer was responsible for perhaps \$200 - \$300 per residential unit. Today, however the developer is responsible for the greatest share of the improvements needed to bring utility service to the housing unit at a cost of between \$2,000 - \$4,000 per unit. This additional cost is passed on to the buyer or renter in the form of monthly mortgages or rental rates. Utility fees in Sacramento County are comparable with other jurisdictions and do not represent a significant impact to housing affordability.

Table 7.5
Comparison of
Residential Development Costs

CITY OF AUBURN

All fees will vary according to specific areas within the city of Auburn. School development fees will vary from \$1.58 to \$2.80 per square foot.

The following costs are for a typical 2000 square foot home with a 600 square foot garage.

Building permit & plan checks	\$2,200.00
City sewer connection	1,310.00
Water Connection	3,925.00
Energy plan check	30.00
S.M.I. fee	20.00
Police and fire	2,819.00
School development fee	5,300.00

CITY OF DIXON

The following costs are for a typical 2000 square foot home with a 600 square foot garage. The water connection fees will vary depending upon the area of Dixon.

Building Permit	\$608.00
Sewer Connection	1,343.00
Water Connection	1,575.00
Energy plan check	30.00
Transportation tax	920.00
Police and fire	2,643.00
School fees	5,300.00
Total	\$15,135.00

CITY OF DAVIS

All fees will vary according to specific areas within the city of Davis. School development fees will vary from \$1.65 per square foot of living space.

Permit fees in the City of Davis are based upon the valuation of the home and its attachments, garage, decks, etc. The fee schedule is complex and must be figured on a case by case basis.

Square footage of house X \$61.10	
Square footage of garage X \$30.10	
Total equals VALUATION X 1.0973 = Cost of Building permit	
Plan check fee is 65% of building permit fee	
Construction tax fee \$1.71 per sq. ft.	
Electric permit \$90.00	
Plumbing permit \$3.00 per fixture + %15.00	
Mechanical permit \$15.00 + various fees per item	
School development fee \$1.65 per sq. ft.	

CITY OF FOLSOM

There are many sub-areas within the City of Folsom and the fees may vary greatly.

The following costs are for a typical 2000 square foot home with a 600 square foot garage.

Building Permit	\$1,500.00
Sewer fees	1,200.00
Water fees	471.00
Drainage fees	570.00
Water meter	145.00
Fire department	400.00
Police department	400.00
Solid waste fees	150.00
Traffic fees	35.00
Park fees	600.00-1,800.00
School fees	5,300.00
Total	\$10,741.00-\$11,941.00

Source: Sacramento Owner Builder Center, Inc., 1993, #2

Table 7.5 (cont.) Comparison of Residential Development Costs

CITY OF GRASS VALLEY

The following costs are for a typical 2000 square foot home with a 600 square foot garage. The fees will vary depending on the actual location of your lot.

Building permit	\$2,791.00
Sewer fee	3,640.00
Water fee	1,550.00
Energy tax	400.00
S.M.I. fee	20.00
Impact fees	3,242.00
School fees	5,300.00
Total	\$16,943.00

CITY OF ROSEVILLE

The following costs are for a typical 2000 square foot home with a 450 square foot garage. The fees will vary depending on the actual location of your lot. There is additional school fees of \$5,300.00

Plan check fee	\$ 804.38
Building permit fee	825.00
Regional sewer fee	2,750.00
Local sewer fee	200.00
Water connection fee	1,948.23
Residential construction fee	432.00
City wide park fee	1,245.00
Neighborhood park fee	263.00
Drainage fee	306.58
Fire service fee	761.73
Traffic mitigation fee	2,619.28
Highway 65 fee	103.00
S.M.I.	15.63
Public facilities fee	660.00
Refuse fee	57.00
Total	\$12,186.95

CITY OF ROCKLIN

The following costs are for a typical 2000 square foot home with a 600 square foot garage. The fees will vary depending on the actual location of your lot. Rocklin charges a bedroom tax of \$100.00 for every bedroom over three. There is also a special tax for Highway 65 of \$129.00 to \$896.00.

Building permit	\$4,825.00
Sewer connection	3,980.00
School fees	2,300.00
Total	\$11,105.00

CITY OF SACRAMENTO

All fees will vary according to specific areas within the City of Sacramento. The following costs are for a typical 2000 square foot home with a 600 square foot garage.

Permit fee	\$1,091.68
Plan check fee	366.76
Residential construction tax	385.00
S.M.I.	11.08
Regional sewer	1,100.00
Construction excise tax	886.40
Water development fee	1,647.00
City sewer development	123.54
City business license	44.32
Technology surcharge	58.11
Total	\$5,714.11

Source: Sacramento Owner Builder Center, Inc., 1993, #2

Residential Development Costs

EL DORADO COUNTY

Permit fees are calculated by the following: Multiply the square footage (i.e., living area, garage, decks, etc.) by the dollar amount. This valuation is multiplied by .008 to determine the building department permit fee. A plan check fee equal to 1/2 of this will be paid at the time of application. The remainder will be collected at the time of permit issuance. An additional \$100.00 will be charged if a septic system is to be installed. If a new driveway encroachment to a county maintained road is proposed, a \$200.00 fee will be charged. A \$225.00 landfill fee will be collected for each dwelling unit. Applicable school, fire district, road improvement and special district fees will also be collected at the time of permit issuance.

Living Area	\$52.30
Garage & storage	18.60
Carports & decks	13.30
School fees	1.65-2.16
Fire fees	295.00-898.00
Traffic fees	1,930.00-4,595.00
EID	6,044.00
Sewer	3,500.00

NEVADA COUNTY

A flat fee is charged plus a time and materials fee of \$77.06 per hour. The building department will determine a deposit amount based on travel time, office time and inspection time. Additionally, there are school development fees at \$2.65 per square foot and various road fees.

PLACER COUNTY

Fire districts are now charging \$.24 to \$.48 per square foot. School fees are \$1.65+ in some areas. A flat school development fee is also charged.

Building Permit = .01 X Valuation

Living area (under 3000 sq. ft.)	\$44.90
(over 3000 sq. ft.)	\$63.60
Unfinished living	\$22.45 or \$31.82
Garage or Storage	\$16.00
Covered decks, carport or breezeway	\$11.50
Uncovered decks	\$6.00
Basement	\$10.50

2000 sq. ft. living	X 44.90 = 89,800
500 sq. ft. garage	X 16.00 = 8,000
300 sq. ft. decks	X 6.00 to 1,800
Total	\$99,600

$$\$99,600 \times .01 = \$996.00$$

(This does not include septic, energy, grading or seismic fees.)

SACRAMENTO COUNTY

Fees will vary depending upon the exact location of your lot. Typical fees for a 2000 square foot home with a 600 square foot garage.

Building permit	\$ 950.00
Sewer fees	1,500.00
Water fees	400.00
Drainage fees	720.00
Road fees	893.00
Park fees	40.00
School fees	1.65-3.65
Total	\$7,803.00-\$11,803.00

Source: Sacramento Owner Builder Center, Inc., 1993, #2

Table 7.6

EFFECTIVE JANUARY 1, 1993		PLAN	ENV MGT DEPT					PUBLIC WORKS			TOTAL	PLAN	HEARING	TOTAL	GRAND	
APPLICATION TYPE		FEE (1)	PARKS	AO	EH	NM	SWS	TRANS	WATER	TRANS	FEE (1)	FEE (2)	SERVICES	PLAN	TOTAL	TOTAL
		(a)										(a)	B/S	PIE	FEE (2)	
GPB	GENERAL PLAN AMENDMENT	1,130	240	126	20 (g)	86		558	139	282	2,581	4,143	240	338	4,730	7,311
	Additional fees:															
	Fees to Comm Industrial							113	29		142	1,130			1,130	1,272
	Agricultural to Urban							278	29		307	2,825			2,825	3,132
	> 200 but < 500 Acres							167	71		238	1,507			1,507	1,745
	> 500 Acres	1,130						558	139		1,827	4,143			4,143	5,970
CPB	COMMUNITY PLAN AMENDMENT	942	192	63	20 (g)	43		445	112	248	2,065	3,202	232	273	3,707	5,772
C2B	COMMUNITY PLAN AMEND & REZONE	942	288	126	20 (g)	86	306	529	133	271	2,701	3,013	325	344	3,682	6,363
	Zoning Agreement Deposit										0	1,318			1,318	1,318 (e)
R2B	REZONE	942	240	95	20 (g)	86	306	502	127	248	2,566	2,825	(c)297	345	3,467	6,033
	Zoning Agreement Deposit										0	1,130			1,130	1,130 (e)
SFB	SPECIFIC PLAN INITIATION	2,412									(f)		493		2,905	2,905 (f)
VAZ	VARIANCE - ZA	753					8	203	57		1,021	1,130			1,130	2,151
VAB	VARIANCE - BS	565					8	253	71		867	1,318	232	249	1,799	2,696
PAS	DEVEL PLAN REVIEW - PLAN DEPT	1,507	144					152	71		1,874	(f)			0	1,874 (f)
PSS	DEVEL PLAN REVIEW - SINGLE FAMILY	942						102			1,044	(f)			0	1,044 (f)
PAP	DEVEL PLAN REVIEW - PROJECT	753	192					203	57		1,205	1,507	168		1,575	2,880
PAB	DEVEL PLAN REVIEW - BS	753	192					228	63		1,236	1,695	147	168	2,010	3,246
UFZ	USE PERMIT/FENCE - ZA	245									245	(f)			0	245 (f)
UPZ	USE PERMIT - ZA	565					8	203	57		833	1,318			1,318	2,151
UPP	USE PERMIT - PROJECT	753		79	20 (g)	86	8	253	71		1,270	1,883		294	2,177	3,447
UPB	USE PERMIT - BS	753		79	20 (g)	86	8	329	92		1,367	2,260	260	294	2,814	4,181
UVP	USE PERMIT - CONDO CONV - PRJ	942					100	507	139		1,688	2,637	341		2,978	4,668 (b)
UVB	USE PERMIT - CONDO CONV - BS	942					100	507	139		1,688	3,013	295	341	3,649	5,337 (b)
TUZ	TEMPORARY USE PERMIT	94									94	(f)			0	94 (f)
TCZ	TEMPORARY CONCESSION	565									565	(f)			0	565 (f)
TMZ	TEMPORARY MOBILE HOME	245					8	27	6		286	(f)			0	286 (f)
TSZ	TEMPORARY SUBDIVISION SIGN	753									753	(f)			0	753 (f)
NCS	CERT OF NONCONFORMING USE	377									377	(f)			0	377 (f)
ZOB	ZONING ORDINANCE AMENDMENT	942									942	2,825			2,825	3,767
ZBP	ZONING BOUNDARY ADJUSTMENT	1,507									(f)	(f)	70		1,577	1,577 (f)
ZGB	ZONING AGREEMENT AMENDMENT	753									753	3,390	238	345	3,973	4,726
ZIP	ZONING INTERPRETATION	565									(f)	(f)	63	70	698	698 (f)
SPP	SPECIAL DEVEL PERMIT - PROJECT	753		95	20	43	34	329	92	147	1,613	1,695	352		2,047	3,560
SPB	SPECIAL DEVELOPMENT PERMIT - BS	753		95	20	43	34	329	92	158	1,534	1,883	315	352	2,550	4,074
	Request for Density Bonus										753	753			753	753
PRP	SPECIAL REVIEW OF PARKING - PRJ	753						228	63		1,044	1,507	191		1,898	2,742
PRS	PARKING REV X EASEMENTS/SUCCESS	1,130									1,130	(f)			0	1,130 (f)
PRZ	SPECIAL REVIEW OF PARKING - ZA	753									753	942			942	1,695
EXR	EXCEPTION - SRC	188	144					152	43		327	565			565	1,092
EXZ	EXCEPTION - ZA	188						152	43		383	565			565	948
EXB	EXCEPTION - BS	188						152	43		383	565	176		741	1,124
PMR	PARCEL MAP - SRC	753	144	32	164	43	102	179	49		1,466	1,507			1,507	2,973
PMB	PARCEL MAP - BS	942	192	32	164	43	102	179	49		1,703	2,446	232	273	2,953	4,656
RPR	PARCEL MAP RESUBMISSION - SRC	565	96				102	152	43		858	1,318			1,318	2,276
RPB	PARCEL MAP RESUBMISSION - BS	753	144				102	152	43		1,194	2,260	232	273	2,785	3,959
XPR	PARCEL MAP EXTENSION - SRC	565	96		20		102	152	43		878	942			942	1,920
XPB	PARCEL MAP EXTENSION - BS	753	144				102	152	43		1,194	1,507	232	249	1,988	3,182
SDP	SUBDIV TENT MAP - PRJ (1-25 Lots)	942	240	63	164	43	148	253	71	203	2,327	2,446		312	2,760	4,887
SDB	SUBDIVISION TENT MAP - BS (1-25 Lots)	842	240	63	164	43	148	253	71	214	2,038	2,736	275	312	3,323	5,361
	26-100 Lots - Additional Fee						37	102	29		188	753			753	921
	Each 100 over first 100 - Additional Fee						37	52	12		101	377			377	478
RSP	SUBDIVISION RESUB - PRJ (1-25 Lots)	942	144				148	203	57		1,484	1,883		312	2,195	3,689
RSB	SUBDIVISION RESUB - BS (1-25 Lots)	942	192				148	203	57		1,542	2,446	275	312	3,035	4,577
	26-100 Lots - Additional Fee						37	102	29		188	753			753	921
	Each 100 over first 100 - Additional Fee						37	52	12		101	377			377	478
XSP	SUBDIV EXTENSION OF TIME - PRJ	565	144				148	179	49		1,085	1,130		312	1,442	2,527
XSB	SUBDIV EXTENSION OF TIME - BS	565	192				148	179	49		1,133	1,507	275	312	2,094	3,227
SVB	SUBDIVISION VESTING MAP (1-25 Lots)	942	240				148	404	112		1,846	3,202	275	312	3,789	5,635
	26-100 Lots - Additional Fee						37	102	29		188	753			753	921
	Each 100 over first 100 - Additional Fee						37	52	12		101	377			377	478
RVB	RESUB OF VESTING MAP (1-25 Lots)	942	240				148	404	112		1,846	2,446	275	312	3,035	4,881
	26-100 Lots - Additional Fee						37	102	29		188	753			753	921
	Each 100 over first 100 - Additional Fee						37	52	12		101	377			377	478
XVB	EXTENSION OF VESTING MAP - BS	753	192				148	253	71		1,417	2,072	275	312	2,658	4,076
BLR	BOUNDARY LINE ADJUSTMENT	188			20		8	36	11		253	377		70	447	710
OSP	STREET DEDICATION	753	96					179	49		1,077	1,507		222	1,729	2,806
LRP	LOT REDUCTION PERMIT - PROJECT	188						179	49		416	753		223	976	1,392
LRB	LOT REDUCTION PERMIT - BS	188						179	49		416	1,130	211	223	1,564	1,980
APB	WILLIAMSON ACT APPLICATION	753					17	228	63		1,051	1,507	193	70	1,770	2,831
AWB	WILLIAMSON ACT WITHDRAWAL	942					17	355	96		1,412	2,446	193	70	2,711	4,123
DGB	DEVELOPMENT AGREEMENT	942						456	127	237	1,782	3,013	295	329	3,637	5,399
DAB	DEVELOPMENT AGREEMENT AMEND	2,072									2,072	(f)			0	2,072 (f)
DRB	DEVEL AGREEMENT ANNUAL REVIEW	565						152	43		(f)	(f)	122	139	1,021	1,021 (f)
TMS	TRANSPORTATION SYS PLAN - PLAN	942									942	(f)			0	942 (f)
TMP	TRANSPORTATION SYS PLAN - PRJ	753		63				253	71		1,140	1,318		137	1,455	2,595
TMB	TRANSPORTATION SYS PLAN - BS	753		63				253	71		1,140	1,507	119	137	1,763	2,903
TAS	TSM PLAN ANNUAL REPORT	565									565	(f)			0	565 (f)
ZAZ	ZONING ADMINISTRATOR'S ACTION	565						27	6		596	(f)			0	596 (f)
BRB	BOARD REVIEW	753									(f)	(f)	119		872	872 (f)
REB	RECLAMATION PLAN	753						305	83		1,141	1,883			1,883	3,024
POB	PLAN ORD OTHER THAN ZNG CODE	377									377	565			565	942
-COUNTY INITIATED-																
DEPOSIT FOR FINDINGS		2,072									2,072	(f)			0	2,072 (f)
APPEAL TO BO/ZONING APPEALS		1,883						203	57		(f)	(f)			275	2,418
APPEAL TO PLANNING COMMISSION		1,507						203	57		(f)	(f)		318	2,085	2,085 (f)
APPEAL TO BOARD OF SUPERVISORS		1,507						203	57		(f)	(f)		266	2,033	2,033 (f)
APPEAL OF PLAN DIR'S DECISION		753						102	29		(f)	(f)		70	854	954 (f)
APPEAL OF EIR DETERMINATION		0									(f)	(f)		63	83	63 (f)
APPEAL TO BO - ZONING CODE INTERP		377									(f)	(f)		63	440	440 (f)

NOTES

- (1) This is the fee required to file an application and is payable at the time of application submittal.
- (2) This is the balance due to complete an application, payable when the application is released from DERA.
- (a) Double fees (planning only) will be charged if application is a result of a zoning violation.
- (b) Add the cost of providing staff report to tenants at \$4.06 per tenant. Payable at filing of application, or to be billed at a later date and paid prior to public hearing.
- (c) Add \$270 to cover the cost of publishing maps on Rezones with multiple combining zones.
- (d) Deposit will be collected at the time the Department of Environmental Review and Assessment notifies the applicant to deposit funds for Environmental Service Fee.
- (e) Zoning Agreement deposit is collected on all C2B and R2B applications. If zoning agreement is not required, the deposit will be refunded to the applicant.
- (f) Applications that do not go to DERA for environmental review are paid in full up front.
- (g) Add \$164 for applications with parcel maps for Environmental Health to review.
- (h) Only applicable when requested in conjunction with a Community Plan Amendment/Rezone, or other entitlement.
- (i) The applicant and County shall enter into an agreement that specifies how fees are charged to recover costs incurred providing staff time to prepare, review, and comment on the Specific Plan Proposal and corresponding documents.

Financing

Federal Financing

Prior to 1980, the vast majority of funding for lower income housing came from federal sources. Due in part to shifting priorities and greater reliance placed by the federal government on local government funding, lower income housing programs have been severely curtailed in the 1980's and 1990's. The main source of federal funding for lower-income housing programs, the Community Development Block Grant (CDBG) program, has been significantly reduced over the last 10 years. In addition, the passage of the Tax Reform Act of 1986 resulted in the elimination of several bond programs as tax incentives for developing low- and moderate-income single and multi-family developments.

State Financing

State funding of housing programs has some limitations. Funding available to a particular local government for a specific program is usually limited in the amount available so that only a tiny fraction of the jurisdiction's needs can be met. Even when funds are available, the State funding system is difficult to access for three primary reasons. First, it is very fragmented, as three state agencies control the resources (the Housing and Community Development Department, the Tax Credit Allocation Committee, and the California Housing Finance Agency.) Second, the "Request for Proposal" (RFP) process required by the State for financing a particular program, in many cases does not provide local government with enough time to adequately respond. Finally, the RFP process also requires, for some programs, site control prior to knowledge by the local government that funding will be awarded. The lack of such knowledge discourages many lower-income housing developers and contractors, who are otherwise qualified to produce such housing, from participating in the program.

Local Resources

Local affordable housing resources have been growing in importance due to several factors: diminishing federal and limited state funds, tendency of state and federal programs to fall short of full subsidy to implement viable programs and increasing tendency of federal and state housing programs that require local contribution. Since traditional funding sources, such as Community Development Block Grants and tax increment funds have fallen short in meeting local needs, the County established a housing trust fund, financed through fees imposed on commercial development. In spite of this local trust fund, there is still a lack of adequate local resources to address the housing needs of the County.

NON GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those factors limiting the availability of affordable housing over which local government has limited or no control. State law requires that the Housing Element contain a general assessment of these constraints as a basis for possible actions by the local government to offset their effects upon rising housing costs in the market place. These non-governmental constraints are analyzed in the following sections.

Cost of Land

The cost of land is influenced by many variables including scarcity, location, unique on site features, lot size, accessibility, availability of services, type of financing between buyer and seller, zoning and the General Plan designation. The cost of land is typically the largest component of housing costs. Although the County can directly control the housing supply through the administration of land use policies, there is little that the County can do to influence the market price of land. Infill lots in desirable locations within the County might sell for as much as \$200,000 for a 1/3 acre while lots in more modest, outlying areas might be available for \$25,000 each. In a March 1991 analysis of development costs in the City and County of Sacramento, Keyser, Marston Associates report that land costs for a 5,000 square foot lot was estimated at \$32,000 per unit or 21% of total costs.

One measure that developers have taken to reduce the costs associated with land is to purchase land prior to rezoning for residential purposes. While there is no guarantee that a rezoning request will be approved by the Board of Supervisors, a developer familiar with the County's growth patterns can make an educated guess as to the areas that will accommodate growth in the future. Land that is currently zoned for agriculture or agricultural-residential uses can be purchased at a substantially lower price than land already zoned for urban residential uses. The land is then held for a period of time, usually 1 to 3 years, with costs savings occurring to both the developer and the purchaser of a home or renter of an apartment.

The construction industry, recognizing the increased costs associated with the development of single family housing, has taken several steps to provide affordable housing to prospective home buyers. Among actions taken by developers include creative financing, downsizing, increased labor productivity, smaller lots, zero lot-line parcels, pre-built components, less expensive materials, and omitting some amenities. Actions taken by private developers in responding to the market can act to control the cost of land as a constraint to development.

Cost of Construction

The cost of construction is primarily dependent of the cost of labor and materials. A significant factor in the increase in County housing costs has been the cost of construction materials, particularly lumber prices. From June 1992 to June 1993, the costs of Douglas Fir had risen by 44 percent. (The Business Journal, September 13, 1993.) Reasons cited for this increase include increased demand in the remodeling and repair component of the market and decreased lumber production in Western States. Building materials will continue to be a major cost component in the construction of residential units in the future. Table 7-7, derived from Keyser Marston Associates' March 1991 analysis of residential construction costs, indicates that 43% of development costs for a 1,300 square foot single family home in Sacramento County are devoted to direct costs, such as labor and materials.

Table 7.7

March 1991
CONSTRUCTION COST COMPONENTS BREAKDOWN
1300 SQUARE FOOT SHINGLE FAMILY HOME

Category	\$ Amount (per unit)	Percentage
Direct Costs	61,100	43
Land	32,000	22
Profit	16,400	11
Financing	11,810	8
Permits and Fees	7,000	5
Cost of Sales	5,140	4
Overhead	3,650	3
Architecture & Engineering	3,060	2
Marketing	1,000	1
Taxes & Insurance	920	1
Legal & Closing	920	1
Total	143,000	100

Source: Keyser Marston Associates, March 1991

March 1991
875 SQUARE FOOT APARTMENT

Category	\$ Amount (per unit)	Percentage
Direct Costs	37,750	49
Land	10,000	13
Profit	8,045	10
Permit & Fees	4,500	6
Financing	4,450	6
NPC of Neg Cash Flow	3,735	5
Cost of Sales	2,300	3
Overhead	2,260	3
Architecture & Engineering	1,510	2
Marketing	800	1
Taxes & Insurance	720	1
Legal & Closing	720	1
Total	76,790	100

Source: Keyser Marston Associates, March 1991

Increases in labor costs over the past several years is also an important factor which adds to overall housing costs. Prior to early 1980, labor was predominantly union and relatively more expensive than non-union labor. In the mid- and late 1970's, however, a trend towards non-union labor emerged in the private sector, and labor costs increases in the 1980's became more affected

by cyclical functions in housing supply and demand than they were by the collective bargaining process. Labor costs remain a factor, however, in projects financed by governmental entities. In these projects, the Davis-Bacon Act (or Little Davis-Bacon) Act applies which requires that all private developers pay the prevailing union wage rate.

A third factor adding to overall residential development costs is the constraints associated with natural and geological features of the area. In several areas in the eastern portion of the County near Folsom, hillsides and rocky soils require special grading techniques (e.g. blasting of rock) and design considerations. Flood plain areas, vernal pools, and marsh and riparian habitats must be protected upon encroachment by residential development. Any mitigation measures necessary to protect unique environmental constraints will add to the cost of development.

Information obtained from local developers suggest that there is no significant difference between construction costs in Sacramento County and construction costs in surrounding communities. Market prices of construction materials and labor do not impact Sacramento differently than surrounding jurisdictions. Mitigating for natural features is typically required by State and Federal law or building codes. The construction cost of a residential unit in the County is, therefore, dependent on the square footage of, and type of, amenities including in new residential units and does not act as a significant constraint to the provision of housing.

Private Financing

The major source of lending capital for housing construction has traditionally been savings and loan institutions. With the deregulation of the savings and loan industry, many institutions became highly unstable, thus making it difficult for financial institutions to lend capital for housing construction. In the last several years, construction loans have been limited in the amount of money available to builders. In addition, builders are being required to produce a higher level of cash equity to obtain loans. This situation has resulted in difficulties in obtaining financing for innovative projects and multi-family projects.

Public Opposition

Affordable housing projects, as with other land use entitlement projects, are typically subject to review by citizens boards or public officials during hearings for project approvals. Because of public opposition to affordable housing, often referred to as a "Not In My Backyard" or NIMBY syndrome, project denials or costly delays can occur. Development in general evokes fears of more congested streets and a rising need for new infrastructure facilities such as schools. In particular, affordable housing development can evoke fears of decreased property values and increased crime rates and may be acting as a constraint to the provision of some types of housing.

CONCLUSION

A number of potential governmental and non-governmental constraints have been identified and discussed within this section. The current supply of land within the County and local land use controls, including the General Plan, Community Plans, Specific Plans and other ordinances may act as a unique constraint on the supply of housing within Sacramento County. Permit processing times and permit fees have the potential to impact the cost of housing. The County periodically reviews the processing of permits in order to minimize processing as a constraint. Permit fees,

which also contribute to the cost of housing, were not found to be significantly higher in Sacramento County than other area jurisdictions. Residential development fees imposed by the County can potentially constraint future residential developments. Measures to keep fees at reasonable levels, however, can aid in reducing housing costs. Federal and State financing for lower income housing have been reduced in recent years, also impacting the ability to provide affordable housing. Non-governmental constrains including land and construction costs, the ability of builders to obtain private financing, and public opposition may also act as barriers to the provision of housing. However, the ability of the County to adopt measures to reduce non-governmental constraints may be limited. Policies have been developed in the Action Plan of the Housing Element to address the mitigation of both governmental and nongovernmental constraints.

CHAPTER 8

HOUSING NEEDS ASSESSMENT

INTRODUCTION

The purpose of this chapter is to summarize and quantify Sacramento County's existing and future housing needs. This chapter also assesses the County's special housing needs. This chapter includes a review of existing housing needs through the examination of current affordability levels, including an analysis of the ability of Sacramento County's residents to pay for housing and rental costs. In addition, this chapter further quantifies the number of households in the County whose housing and rental costs are greater than 25 percent of their gross income (i.e., overpayment). This chapter also contains an assessment of overcrowding (i.e., average of more than 1.0 persons per room).

The special needs of the underserved population, including minority households, seniors, large households, female head of households, persons with disabilities, farmworkers and homeless are also analyzed. In identifying future housing needs, the projected demand for housing for various income groups is analyzed.

EXISTING HOUSING NEEDS

Section 65583(a)(2) of California State law states that the Housing Element must contain an existing analysis and documentation of household characteristics, including level of payment and ability to pay; housing characteristics, including overcrowding; and housing stock condition." Chapter 5, the "Population and Housing Characteristics" component of this Housing Element has identified and documented several of these issues. The following section identifies the unincorporated area of the County's existing need for housing based on current affordability levels, overcrowding, rehabilitation and overpayment. Statistical information for the unincorporated area of the County was used in the analysis. County-wide data is used for comparison purposes in some circumstances throughout the chapter.

Housing Costs

The cost of housing determines whether or not a household will be able to obtain an adequately sized unit in good condition in the area where they select to live. The cost of housing has increased in Sacramento County during the past decade. Figure 8.1 provides annual median housing values (i.e., new and resale homes) for the Sacramento area, from 1985 to 1993. Median price for a single-family home increased by 74 percent from \$80,250 in 1985 to \$139,950 in 1990. The increase in the cost of housing was even more pronounced during the period 1988-1990. During that period, the median price increased by 45 percent.

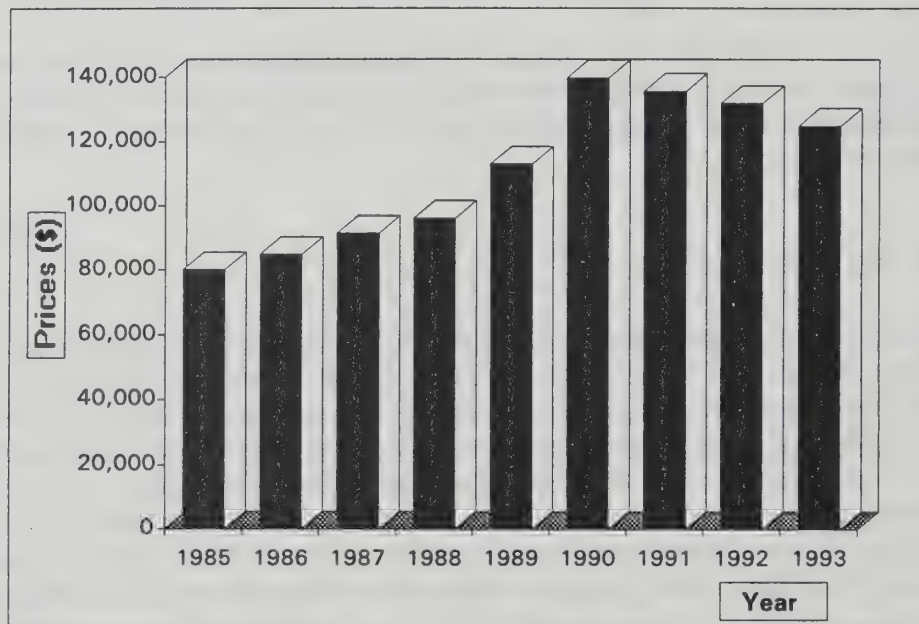
The increase in the median price of a home in the Sacramento County area from 1988 to 1990 is largely attributed to individuals and families relocating from the Bay Area and Los Angeles. Sacramento's newcomers utilized large equity gains from housing inflation in those areas to purchase Sacramento homes at a price higher than local buyers could afford. Despite the dramatic increase in

the value of housing experienced by many communities throughout the state during the 1980's, Sacramento County's continued to retain its low median housing levels, compared to price levels for the Bay Area, Los Angeles and San Diego.

The effects of the extended national recession are reflected when analyzing Sacramento County's median housing prices for 1991 and 1992. The median housing values decreased 3 percent in 1991 to \$135,700 and an additional 2.7 percent in 1992 to \$132,000.

Figure 8.1

MEDIAN HOME PRICES IN SACRAMENTO COUNTY
(New and Resale Homes)
Month of September, 1985 - 1993



Source: Sacramento Association of Realtors

Information can also be derived from the 1990 Census to examine home values for the Sacramento County. Table 8.1 shows the distribution of owner-occupied homes in the County by home value. The 1990 Census reported a median home value of \$134,087 in the unincorporated area of Sacramento County. The Census report, which categorizes single-family owner-occupied homes, indicates over half of the homes surveyed are valued at more than \$125,000 (57 percent). Twenty five percent of the homes are valued at less than \$100,000.

Table 8.1

HOUSING VALUES
Specified Owner Occupied Housing Units
Unincorporated Area Sacramento County

Housing Costs	Occupied Housing Units	Percent
Less than \$15,000	142	0.1
\$15,000 - 19,999	125	0.1
\$20,000 - 24,999	142	0.1
\$25,000 - 29,999	72	0.1
\$30,000 - 34,999	177	0.1
\$35,000 - 39,999	170	0.1
\$40,000 - 44,999	273	0.2
\$45,000 - 49,999	328	0.3
\$50,000 - 59,999	1,546	1.3
\$60,000 - 74,999	5,846	4.8
\$75,000 - 99,999	21,103	17.3
\$100,000 - 124,999	23,053	18.9
\$125,000 - 149,999	24,301	19.9
\$150,000 - 174,999	15,377	12.6
\$175,000 - 199,999	8,828	7.2
\$200,000 - 249,999	8,647	7.1
\$250,000 - 299,999	4,896	4.0
\$300,000 - 399,999	4,009	3.3
\$400,000 - 499,999	1,443	1.2
\$500,000 or more	1,534	1.3
Total	122,045	100.0
Median Value	\$134,087	

Source: 1990 U.S. Census

Rental Costs

Apartment rental rates increased steadily within the Sacramento metropolitan area from 1986 to 1992. Table 8.2 provides an inventory of rental rates by number of bedrooms, for the Sacramento area.

Table 8.2

RENTAL RATES BY NUMBER OF BEDROOMS
1986, 1990, and 1992: Sacramento Metropolitan Area

Unit Type	1986	1990	1992	% Increase
Studio	335	395	417	24
1 Bedroom	379	442	473	24
2 Bedroom	425	500	530	24
3 Bedroom	539	635	676	24

Source: Coldwell Banker

According to rental surveys conducted by Coldwell Banker, rental rates for the majority of rental unit types (i.e., studios and one, two and three bedroom apartments) in the Sacramento area increased by approximately 25 percent for the period 1986 to 1992. The average rent for a studio increased from \$335/month in 1986 to \$417/month in 1992. The average rental rate for a 2 bedroom apartment increased from \$425/month in 1986 to \$530/month in 1992. The effects of the extended national recession on the local economy, including lower average sales prices on homes and lower interest rates, has resulted in a slight decrease in rental rates beginning in early 1993.

Table 8.3 shows the distribution of renter-occupied housing units by gross rent values. The 1990 U.S. Census reported a median gross rent of \$542 within the unincorporated portion of Sacramento County. The Census reports that 90,029 of the rental units surveyed are being rented for more than \$350 a month.

Table 8.3

GROSS RENT
Specified Renter-Occupied Housing Units
Unincorporated Sacramento County Area

Rent Amount	Units	Percentage
\$ 0 - \$ 99	91	.09
\$ 100 - \$149	245	.25
\$ 150 - \$199	1,240	1.28
\$ 200 - \$249	889	.92
\$ 250 - \$299	1,524	1.58
\$ 300 - \$349	2,559	2.65
\$ 350 - \$399	5,721	5.92
\$ 400 - \$449	10,011	10.37
\$ 450 - \$499	13,493	13.97
\$ 500 - \$549	11,861	12.28
\$ 550 - \$599	9,197	9.52
\$ 600 - \$649	7,877	8.16
\$ 650 - \$699	7,014	7.26
\$ 700 - \$749	5,611	5.81
\$ 750 - \$999	12,700	13.15
\$1,000 or more	4,014	4.16
No cash rent	2,530	2.62
Total	96,577	100.0
Median Gross Rent	\$542	

Source: 1990 U.S. Census

Table 8.4 provides information on rent levels of selected multi-family apartment complexes constructed after 1990 within unincorporated Sacramento County. The table shows that rent for newly constructed apartment complexes range from \$369 to \$550 for a one-bedroom apartment and \$495 to \$625 for a 2-bedroom apartment.

Table 8.4

**RENT LEVELS OF SELECTED NEWLY CONSTRUCTED
MULTI-FAMILY PROJECTS IN SACRAMENTO COUNTY**

<u>Project Name</u>	<u># of Units Constructed</u>	<u>Year of Construction</u>	<u>Zoning</u>	<u>Rent (\$)</u>	
				<u>One Bedroom</u>	<u>Two Bedroom</u>
Sunrise Creek	108	1989	RD-20	\$515	\$660
Hastings Park	242	1989	RD-20	\$395	\$450
Oak Creek Village	90	1989	RD-20	\$550	\$630
Sunset Ridge	96	1989	RD-20	\$525	\$610
The Reserve	271	1989	RD-30	\$545	595
Country Glen	80	1989	RD-25	\$495	\$585
Stock Ranch	145	1990	RD-20	\$550	\$625
Antelope Ridge	288	1990	RD-30	\$505	\$595
Antelope Vista	231	1990	RD-30	\$515	\$615
Deer Park	190	1990	RD-20	\$545	\$625
Bishop Court #1	260	1990	RD-30	\$475	\$575
Heather Ridge	73	1991	RD-20	\$515	\$610
Greenback Oaks	93	1991	RD-20	\$525	\$625
Greenback Ridge	93	1991	RD-20	\$510	\$610
Elkhorn Village	36	1992	RD-20	\$435	\$495
Bishop Court #2	280	1992	RD-30	\$475	\$575
Total	2,576				

Source: CB Commercial Real Estate Group; Apartment for Rent Journals, June 22-July 5, 1994 edition and October 12-25 edition; Sacramento County Building Inspection Division; and Sacramento County Planning Department.

** For qualified senior citizens only.

In comparing rent levels of these newly constructed apartment units with income levels and maximum housing payment for households of different household sizes (Table 8.5 on page 181); it appears that new multi-family projects constructed at densities of RD-20 and greater, provide adequate opportunities for housing affordable to lower income households. For example, Table 8.4 indicates that a low income single household should spend a maximum amount of \$595 for housing. A low income household size of two is considered overpaying for housing if their housing cost exceeds \$680. All the newly constructed multi-family complexes surveyed currently offer one bedroom units at rents well below \$550.

Newly constructed multi-family projects do not provide housing that is affordable to very low income households. For example, the maximum rent for a very low income single household is \$370. For a very low income household of two, rent should not exceed \$430. The federally funded "Section 8 Vouchers and Certificates" program; however, does provide rental assistance to qualified very low income tenants. A very low income tenant can utilize the certificate or voucher to pay for rental housing in privately owned properties. Under this certificate program, a tenant pays 30 percent of his/her income towards rent, and the Section 8 program pays the difference between the tenant's

contribution and a ceiling rent called the "fair market rent", which is established annually by HUD. Under the voucher program, a very low income household can supplement its contribution above 30 percent, if he/she chooses to live in a unit costing more than the "fair market rent". It is important to note that a very limited number of vouchers are available to assist very low income households to rent market rate units. The Sacramento Housing and Redevelopment Agency issues approximately 50 vouchers per year to assist very low income households obtain affordable units in the unincorporated area.

Income

Household income provides an important indicator in determining the ability of households to meet their housing needs. While the median income of households increased approximately 68 percent during the ten-year period from 1979 to 1989, the median home value increased by approximately 100 percent. The median household income level in Sacramento County in 1979 was \$17,390 while in 1989, the median income was \$32,297. Household incomes can be divided into four categories: **above moderate, moderate, low and very low**. The definitions for each category, based on the 1990 U.S. Census, are:

Above Moderate Income:	Household income which exceeds 120 percent of median household income for Sacramento County area. In 1989 dollar figures, this includes households who earn more than \$38,757 annually.
Moderate Income:	Household income between 80 and 120 percent of median household income for the Sacramento County area. In 1989 dollar figures, this would be an income between \$25,838 and \$38,757 annually.
Low Income:	Household income between 50 and 80 percent of median household income for the Sacramento County area. In 1989 dollar figures, this would be an income between \$16,148 and \$25,838 annually.
Very Low Income:	Household income not extending 50 percent of median household income for the Sacramento County area. In 1989 dollar figures, this would be an income up to \$16,148 annually.

Ability To Pay For Housing

The ability of households to purchase or rent housing at a cost which they can afford is an indicator of housing affordability. The affordability of housing is assessed by comparing a household's housing costs to its income. Table 8.5 provides income levels and maximum housing payment for households of different household sizes based on median income data provided by the Department of Housing and Community Development (HCD) for the Sacramento area.

Table 8.5

INCOME LEVELS AND MAXIMUM HOUSING PAYMENTS
Sacramento Countywide Area
May 1993

Household Size	Very Low		Low		Median		Moderate	
	Income	Payment	Income	Payment	Income	Payment	Income	Payment
1	\$14,900	\$370	\$23,850	\$595	\$29,800	\$745	\$35,750	\$895
2	17,050	430	27,250	680	34,100	855	40,900	1,025
3	19,150	480	30,650	765	38,350	960	46,000	1,150
4	21,300	535	34,100	855	42,600	1,065	51,100	1,280
5	23,000	575	36,800	920	46,000	1,150	55,200	1,380
6	24,700	620	39,550	990	49,400	1,235	59,300	1,485
7	26,400	660	42,250	1,055	52,800	1,320	63,350	1,585
8	28,100	705	45,000	1,125	56,250	1,330	67,450	1,685

Source: Department of Housing and Community Development

Table 8.6 identifies the payments required for loans of varying amount at varying interest rates. The 1993 Sacramento County median income figure for a four-member household, as determined by HCD, is \$42,600. The median income for a three-member household is determined at \$38,350.

Table 8.6

MONTHLY MORTGAGE PAYMENTS FOR OWNERSHIP HOMES
(PRINCIPAL AND INTEREST)

Loan Amount	6%	7%	8%	9%	10%
\$20,000	120	133	148	162	177
\$40,000	240	266	296	324	354
\$60,000	360	400	440	483	527
\$80,000	480	532	587	644	702
\$100,000	600	665	734	804	878
\$120,000	719	798	880	961	1,053
\$150,000	899	998	1,100	1,207	1,316
\$200,000	1,199	1,331	1,467	1,609	1,905

Source: Coldwell Banker

Using information provided by the two previous tables (i.e., Tables 8.5 and 8.6), the maximum housing purchase price by income category for the Sacramento area can be determined. Table 8.7 shows the maximum purchase price for very low, low and moderate income households, based upon household sizes. For example, assuming a 7 percent interest rate, and a 10 percent down payment, a

very low income two member household can qualify for a home loan valued at \$71,095. A very low income three member household could afford to purchase a home valued at \$79,365. A low income two member household, under the same circumstances, can qualify for a loan valued at \$112,430. A low income household with three family members, on the other hand, can afford to obtain a loan for the purchase of a home valued at \$126,485. Information discussed previously showed that the median price of a single family housing unit in September 1992 was \$132,000. Therefore, a majority of the very low and low income households within the County cannot afford to purchase a median priced home. In addition, the 1990 Census reported that 2 percent of the owner occupied housing stock was valued less than \$60,000, while 25 percent of the housing units are valued less than \$100,000.

Table 8.7

**MAXIMUM HOUSING PURCHASING PRICE BY
INCOME CATEGORY SACRAMENTO COUNTY AREA
(Assuming 10 Percent Down Payment and 7 % A.P.R. Financing)**

	Maximum Housing Purchase Price by Income Levels		
Household Size	Very Low	Low	Moderate
2	71,095	112,430	141,365
3	79,365	126,485	158,725
4	88,450	141,365	176,085

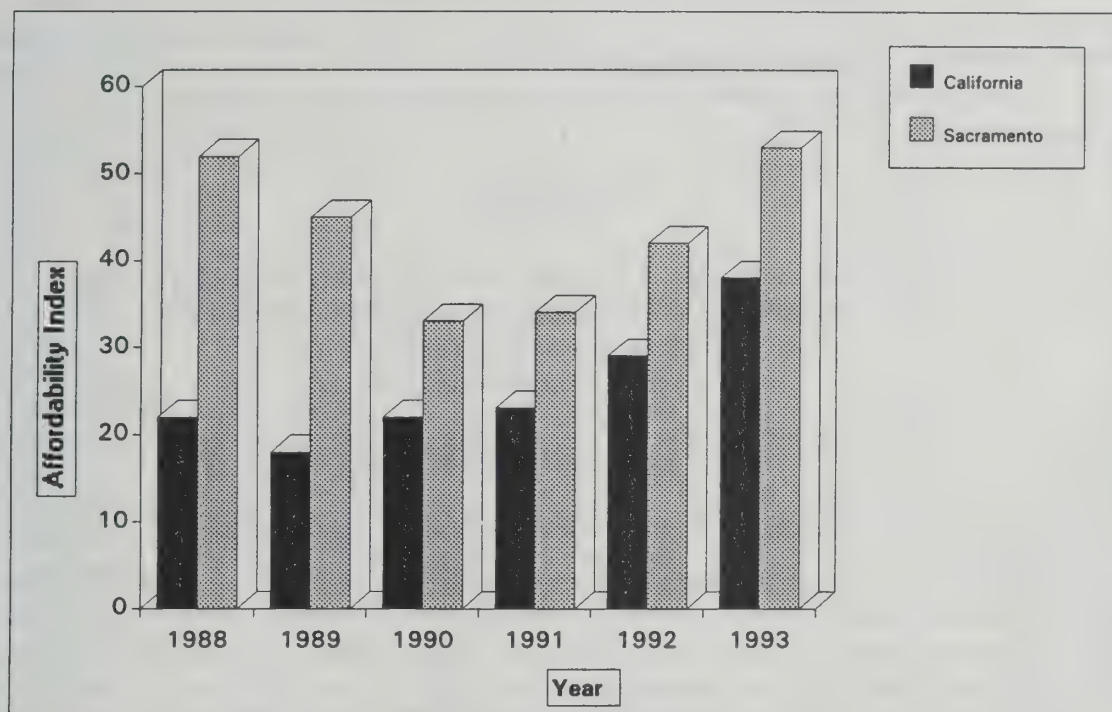
Housing Affordability

Affordability refers to the maximum amount an individual is expected to pay for decent, safe and sanitary housing. Mortgage lenders usually define affordable housing as housing which can be obtained for 30 percent or less of a given household's gross income.

For homeownership, the availability of affordable housing can be displayed quantitatively using a Housing Affordability Index. The Housing Affordability Index is a measurement of the percentage of households that have the minimum income necessary to qualify for the median price home with 20 percent down payment and 7.5 percent interest loan. The Affordability Index for Sacramento in comparison with the State, is graphically illustrated in Figure 8.2.

Figure 8.2

**SACRAMENTO AND CALIFORNIA HOUSING
AFFORDABILITY INDEX
1988 - 1993**



Source: Sacramento Association of Realtors

In first quarter 1990, 34 percent of Sacramento's households had the minimum income to qualify for the purchase of a median priced home. Information discussed previously showed that the increase in median household income has not kept up pace with the increase in median home value. Home prices have increased by as much as 100 percent from 1979 to 1989, while median household income has only increased by approximately 68 percent. Overall, these results indicate a trend toward diminishing housing affordability for ownership opportunities. The effects of the extended national recession resulted in lower median housing values in 1992 and 1993. As a result, the Sacramento achieved an Affordability Index rating of 42 percent in first quarter 1992 and a rating of 53 percent in second quarter 1993. Compared to larger metropolitan areas in the State, such as San Francisco's 34 percent Affordability Index rating, or San Diego's 41 percent, Sacramento still ranks highest in the State in affordability.

Overpayment

A consideration in the assessment of housing prices and rental payments is the degree of "overpayment" by lower income households. The State Department of Housing and Community Development (HCD) has suggested that overpayment occurs when households are paying more than

25 percent of their gross income for housing. In comparing level of payment with ability to pay, State law requires the quantification of the number of lower income households (i.e., those at or below 80 percent of the area median family income) who are overpaying for housing. To get a better understanding of those households who area overpaying, Tables 8.8 and 8.9 present housing costs as a percentage of income for various income groups. Table 8.8 presents selected monthly costs as a percentage of household income in 1989 for specified owner-occupied housing units. According to Table 8.8, 2,937 of all households with incomes below \$10,000 purchasing their own homes in unincorporated area of Sacramento County were paying more than 35 percent of their gross income in housing payments. A total of 3,499 homeowner households in the unincorporated area of the County whose incomes are between \$10,000 to \$19,999 were paying more than 35 percent of their income for housing costs.

Table 8.8

**HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY COSTS
AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989
(Specified Owner-Occupied Housing Units)
Unincorporated Sacramento County Area**

	HOUSEHOLD INCOME				
PERCENTAGE OF INCOME	Less than \$10,000	\$10,000 - \$19,999	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 or more
0 - 19%	469	3,670	10,237	11,001	32,366
20 - 24%	390	953	2,118	5,702	10,469
25 - 29%	212	633	2,723	5,273	6,040
30 - 34%	301	583	2,627	3,985	2,537
35% +	2,937	3,499	7,189	3,387	2,081
Not computed	619	0	4	5	33
Total	4,928	9,338	24,900	29,353	53,526

Source: 1990 U.S. Census

Table 8.9 presents data on gross rent as a percentage of household income in 1989 for renter-occupied housing units. This table shows that for households residing in rental units, 13,521 of the households earning less than \$10,000 in 1989 were paying more than 35 percent of their gross income in rental payments. A total of 15,916 households with incomes between \$10,000 to \$19,999 were paying more than 35 of their income for rental costs.

Table 8.9

**HOUSEHOLD INCOME IN 1989 BY GROSS RENT
AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989
(Specified Renter-Occupied Housing Units)
Unincorporated Sacramento County Area**

	HOUSEHOLD INCOME				
PERCENTAGE OF INCOME	Less than \$10,000	\$10,000 - \$19,999	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 or more
0 - 19%	39	435	4,720	8,784	8,394
20 - 24%	205	655	8,463	4,001	1,134
25 - 29%	643	2,185	7,766	1,908	178
30 - 34%	321	3,263	4,541	593	43
35% +	13,521	15,916	4,785	328	11
Not computed	1,466	672	978	381	248
Total	16,195	23,126	31,253	15,995	10,008

Source: 1990 U.S. Census

State law requires the quantification of the number of lower income households who are paying more than 25 percent of their income for housing. Table 8.10 summarizes the number of households by income categories who are considered overpaying for housing. Information from Table 8.10 is also graphically illustrated in Figure 8.3. The quantification of lower income households (i.e., earning below \$25,838) cannot be accurately derived by a direct examination of Table 8.10 because the income categories reported by the Census are presented by income range. However, HCD reports that 53,891 or 78 percent of all lower income households in the unincorporated County pay 25 percent or more of their incomes for housing (i.e., owner and renter). HCD also advises that 12,345 lower income owner households and 41,546 lower income renter households pay 25 percent or more of their income for housing.

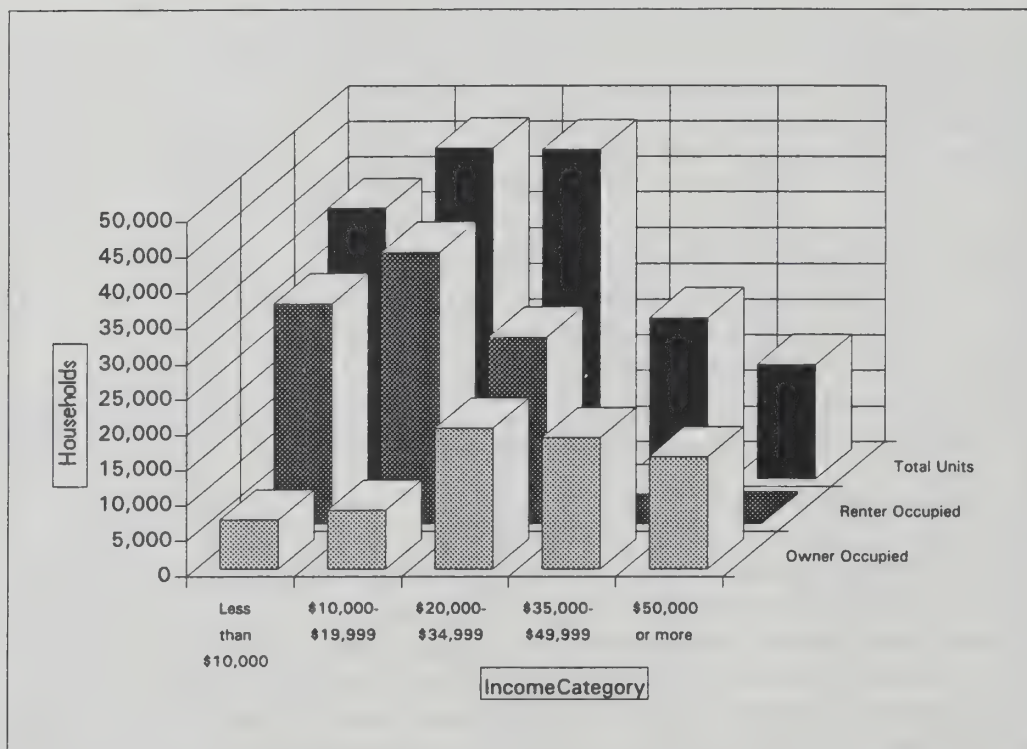
Table 8.10

**NUMBER OF HOUSEHOLDS PAYING MORE THAN
25 PERCENT OF THEIR INCOME FOR HOUSING
Unincorporated Sacramento County Area**

	Paying More than 25 Percent of Income for Housing		
Income	Owner	Renter	Total
Less than \$10,000	3,450	13,653	17,103
\$10,000 - \$19,999	4,715	21,364	26,079
\$20,000 - \$34,999	12,539	17,092	29,631
\$35,000 - \$49,999	12,645	2,829	15,474
\$50,000 or more	10,658	232	10,890
Total Units	44,007	55,170	99,177

Figure 8.3

**NUMBER RENTER AND OWNER-OCCUPIED HOUSEHOLDS
OVERPAYING FOR HOUSING
Unincorporated Sacramento County Area**



Source: 1990 U.S. Census

Overcrowding

Overcrowding, by definition, exists when there is an average of more than 1.0 persons per room. Severe overcrowding exists when there is more than 1.5 persons per room. A high number of overcrowded units often is the result of several conditions operating in the housing market, including: (1) the rent or housing payments for larger units are in excess of what most large households can afford; (2) the existing supply of three and four bedroom housing units fails to meet the large household demand; and/or (3) the population growth exceeds the household growth. Table 8.11 summarizes data regarding tenure by persons per room.

In 1990, the unincorporated area of Sacramento County had 10,879 overcrowded housing units (i.e., 4.6 percent of all housing units). Of all overcrowded units in the unincorporated area, owner occupied households represented 26 percent of the total. Renter occupied households represented 74 percent of the total. While the percentage of severe overcrowding in the unincorporated area of the County in 1990 appeared negligible (i.e., 1.8 percent), it still represented 4,406 occupied housing units. The greatest percentage of severely overcrowded housing units were renter occupied. For the

unincorporated area, 82 percent (i.e., 3,627 units) of all severely overcrowded units were occupied by renters. It is assumed that the supply of affordable rental units for larger families currently is not meeting the demand in unincorporated area of County since new rental units tend to have fewer than 3 bedrooms.

Table 8.11

**TENURE BY PERSONS PER ROOM
(Occupied Housing Units)
Unincorporated Area of Sacramento County**

	Owner Occupied		Renter Occupied		Total
	Total	Percentage	Total	Percentage	
1.00 Person or Less	137,626	61	89,535	39	227,161
1.01 - 1.50 Persons	2,071	32	4,402	68	6,473
1.51 Persons or more	779	18	3,627	82	4,406

Source: 1990 US Census

FUTURE HOUSING NEEDS

To assist local government in the Sacramento Metropolitan area in making projections of future housing needs, the Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Allocation Plan (RH NAP) covering the period from January 1, 1989 to July 1, 1996. The purpose of the housing plan is to examine the housing needs across jurisdictional boundaries, and assign to each local government responsibility for planning to meet those needs.

Based on population and housing projection data supplied by the State Department of Finance, SACOG provided to each local jurisdiction, by income categories, the number of new households expected to reside in Sacramento by 1996. The first step in preparing the projections is to use the estimated number of households for 1989 and 1996 supplied by the State Department of Finance for Sacramento County. The second step is to allocate household growth to each jurisdiction within the County. The increase in households between 1989 and 1996 forms the basis for determining future housing needs. In most cases, the SACOG established a level of growth that matched locally perceived growth expectation and historical trends that had been observed between 1983 and 1989.

Basic New Housing Construction Needs: 1989-1996

The State Department of Housing and Community Development (HCD) worked with each individual County to determine the County's total new construction needs for the period 1989 and 1996. The new housing construction need for the unincorporated area of Sacramento County is summarized in Table 8.12.

Table 8.12

SACOG REGIONAL HOUSING NEEDS ALLOCATIONS
Unincorporated Area of Sacramento County

Income Category	Estimated Households 1989	% of 1989 Total	Projected Households 1996	% of 1996 Total	1989-96 Increase	% of Increase	Basic Construction Need
Very Low	49,783	21.3	60,358	22.4	10,575	30.0	12,928
Low	39,726	17.0	45,640	16.9	5,914	16.8	7,230
Moderate	51,451	22.0	58,260	21.6	6,809	19.3	8,324
Above Mod.	93,154	39.8	105,090	39.0	11,936	33.9	14,593
Total	234,114	100.0	269,348	100.0	35,234	100.0	43,075

Source: Final Regional Housing Needs Plan for the SACOG Region, adopted November 1990

Based on SACOG's Regional Housing Needs Allocation Plan, HCD projected that a total of 43,075 new housing units would be required by 1996 to meet the demand of households expected to reside within the unincorporated portion of Sacramento County. HCD's analysis also included two additional factors: (1) a vacancy rate of 1.6 percent in the housing market, and (2) 3,966 housing market removals that would take place by 1996.

After estimating the housing projections for 1996, the next step was to determine the number of households expected to reside in each local political jurisdiction, by income category. Table 8.12 shows the new construction needs by various income groups for the unincorporated area for the period 1989 to 1996. SACOG ranked households into four income groups: very low, low, moderate, and above moderate. HCD provided the County with statistics on the number of new housing units required by 1996, by affordability for each income group based on the SACOG's Housing Allocation Plan. HCD assumed that of the total 43,075 new units required, the number of units necessary to meet the demand of each income level is determined by the percent of increase for that income group between 1989 and 1996. For the 1989 to 1996 period, SACOG's projects the construction need of: 12,928 units affordable to very low-income households; 7,230 units affordable to low-income households; 22,917 units affordable to above moderate and moderate-income households

Adjusted New Construction Needs: 1993-1996

The basic construction needs for the unincorporated area of Sacramento County, as described in SACOG's Regional Housing Needs Allocation Plan, determines the total number of housing units to be constructed between 1989 and 1996, to meet the needs of the various income groups in the unincorporated area. The basic construction need figures are subjected to modifications to reflect the amount of housing to be constructed over the period covered by the Housing Element in order to provide household growth.

Responsibility for implementing housing programs to meet new construction needs lies with the Sacramento Housing and Redevelopment Agency. Table 8.13 summarizes the number of new housing construction for lower income households that were sponsored by the Agency between 1989 and 1992. Between 1989 and 1992, the Agency has applied for virtually all housing programs and has allocated its Community Development Block Grant monies for housing production. Even with this aggressive posture, the Agency has only been able to meet a small percentage of the overall very low and low

income need. In great part, this limited success has been due to declining Federal and State revenues for housing programs.

Table 8.13

**AFFORDABLE HOUSING
NEW CONSTRUCTION: 1989-1992**

	Income Levels			
	Very Low	Low	Moderate	Total
MCC's	-	171	307	478
SF MRB Loans	-	36	59	95
MF Public Housing	50	41	-	91
Total New Construction	50	248	366	664

Source: Sacramento Housing and Redevelopment Agency.

Note: The figures for MCC's (Mortgage Credit Certificates) and MRB (Mortgage Revenue Bonds) loans are derived by applying the overall percentage of County projects in each program to the total number of new construction projections. Actual figure may vary slightly.

Table 8.14 summarizes the remaining housing needs for the unincorporated area for the period 1993 to 1996. The remaining need was calculated by subtracting from the total need for the 1989-1996 period the number of dwelling units constructed or approved for construction between 1989 and 1992. The adjusted new housing construction need for the 1993-1996 period is estimated at 22,370 units.

Table 8.14

**ADJUSTED CONSTRUCTION NEEDS
Unincorporated Area of Sacramento County**

Projected Households - 1996	269,348
Vacant Housing Units for Sale - 1996	3,397
Vacant Housing Units for Rent - 1996	6,567
Subtotal	279,312
Vacant Housing Units Not for Sale or Rent (1.6%)	4,640
Total Units Needed - 1996	283,952
Plus Replacement Units Needed	3,966
Less total 1989 Housing Units	244,843
Total Basic Construction Need (1989 - 1996)	43,075
Housing Unit Count - 1993	265,548
Less 1989 Housing Unit Count	244,843
Equals Housing Unit Added 1989 - 1992	20,705
1989 - 1996 Basic Construction Need	43,075
Less Housing Units Added 1989 - 1992	20,705
Equal Remaining Housing Need 1993 - 1996	22,370

Source: Adapted from the Final Regional Housing Needs Plan for the SACOG Region, November 1990

The quantification of the amount and types of housing units constructed from 1989 to 1992 is required to revise the basic new construction need by income group for the unincorporated area of Sacramento County. Table 8.15 summarizes the estimated amount and types of new housing added during the 1989 to 1992 period. Data obtained from SACOG show that of the 20,705 new housing units constructed from 1989 to 1992, 9,939 units (i.e., 48 percent) were detached single family dwelling units, 6,625 units (i.e., 32 percent) were 2-4 family units types, and 3,934 units (i.e. 19 percent) were 5+ multi-family types housing units. A total of 207 new mobile home units were constructed within the same time frame. Table 8.16 provides the characteristics of housing unit constructed between 1989 to 1992 by economic group

Table 8.15

**ESTIMATED TYPES OF HOUSING UNITS
CONSTRUCTED FROM 1989 - 1992**

Type of Development	Estimated Percentage of Total Units Constructed: 1989 -1992	Estimated New Construction Units 1989 -1992
Single Family	48	9,939
2-4 Family Units	32	6,625
5+ Units	19	3,934
Mobile Homes	1	207
Total	100	20,705

Source: Sacramento Area Council of Governments and Regional Housing Needs Allocation Plan

Table 8.16

**CHARACTERISTICS OF HOUSING UNITS ADDED 1989-1992
UNINCORPORATED AREA SACRAMENTO COUNTY**

<u>New Units</u>	<u>Potential Economic Group Served</u>
9,939 Single Family Units:	4,683 Moderate Income Households 4,683 Above Moderate Income Households 207 Low Income Households(MCCs and SF MRB) 366 Moderate Income Households (MCCs & SF MRB)
6,625 Multiplex (2-4 Units):	4,969 Above Moderate Income Households 1,656 Moderate Income Households
3,934 Multifamily (5+ Units):	50 Very Low Income Households (Public Housing) 41 Low Income Households (Public Housing) 2,576 Low Income Households (Market Rate) 1,267 Moderate Income Households (Market Rate)
207 Mobile Home Units:	207 Moderate Income Households

In distributing the 20,705 dwelling units by income group, the Planning Department determined that 2,576 market-rate multi-family apartment units constructed between 1989 and 1992 are affordable to

low income households and the remaining units (i.e., 1,267 units) are affordable to moderate income households. Planning staff evaluated all multi-family unit projects that were constructed from 1989 to 1992 and concluded that 1,267 multi-family unit projects constructed within this timeframe are purchase-type multi-family units. This type of units are considered affordable to moderate income households due to the requirement of some level of downpayment to purchase such units. A total of 2,576 multi-family units constructed from 1989-1992 are rental type units; and are affordable to low income households. This determination was made by comparing rental costs of newly constructed apartment complexes with income levels and maximum housing payment for various households (Tables 8.4 and 8.5). Such comparison reveals that newly constructed market-rate multi-family projects currently offer rents that are generally affordable to low income households, but not to very low income households. Fifty percent of the market rate detached single family units constructed were affordable to moderate and above moderate income households, respectively. In addition, it is assumed that 25 percent of market-rate 2-4 unit residential housing constructed between 1989 to 1992 are affordable to moderate income households. All mobile homes constructed within this period are assumed affordable to moderate income households.

Table 8.17 lists the remaining new construction needs between 1993 and 1996. The amount of housing units to be constructed over the period covered by this Housing Element in order to provide for household growth is estimated at 22,370 units. Of this total, 12,878 unit construction should be affordable to very low income household, 4,406 affordable to low income households and 5,086 affordable to moderate and above moderate households. The table further indicates that despite the County's aggressive efforts in securing grants for affordable housing production programs, a small percentage of the overall very low and low income need has been met between 1989 and 1992. This limited success is largely due to declining Federal and State revenues for housing programs.

Table 8.17

BASIC CONSTRUCTION NEED BY INCOME CATEGORY
Unincorporated Area of Sacramento County
1993-1996

Income Category	1989 - 1996 Construction Needs	Estimated Units Built (1989 - 1992)	Remaining Needed (1993 - 1996)
Very Low	12,928	50	12,878
Low	7,230	2,824	4,406
Moderate	8,324	8,179	145
Above Moderate	14,593	9,652	4,941
Total	43,075	20,705	22,370

Source: Derived from the SACOG's Regional Housing Needs Allocation Plan

BASIC CONSTRUCTION NEED VS. ADEQUATE SITES

Introduction

Government Code Section 65583(c)(i) requires that the Housing Element "identify adequate sites which will be made available through appropriate zoning and development standards and with public

services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels." Consistency with State law is determined when adequate sites are provided at sufficient holding capacity, and appropriate densities and development standards to permit the construction of a variety of housing types and a range of prices to accommodate all income levels.

In order to determine if adequate sites are available to meet projected demand, the basic housing construction need by income categories (i.e., Table 8.16) is compared with the land use inventory of vacant residential and agricultural-residential parcels (Chapter 6, Table 6.5). In addition, large-scale comprehensive planning projects (e.g., Specific Plans) that are in preparation, and anticipated to be adopted during the time frame of the Element have also been included.

Basic Construction Need

Table 8.17 summarizes the housing needs for the unincorporated Sacramento County for the period 1993-1996. The basic construction need for the unincorporated area, for the period of this Element, is estimated to be 22,370 units. Of the total estimated units, 12,878 units should be constructed for households of very low income, 4,406 units constructed for households of low income, and 5,086 units constructed for households of moderate and above moderate income.

Availability of Land (i.e., Adequate Sites)

i. Zoned Lands

In order to assess the amount of land available within the 1996 time frame of the Housing Element to meet the housing needs of all income groups, a land use inventory of vacant residential and agricultural-residential zoned parcels was conducted. Results of land use inventory are presented in Chapter 6. In summary, the land use inventory identified approximately 13,600 vacant acres of land zoned for residential and agricultural-residential; with a capacity of accommodating 30,294 housing units. The land use inventory reported a potential yield of 20,136 single-family housing units and an approximate yield of 10,159 multi-family units

ii. Lands Being Comprehensively Planned

Sacramento County adopted a revised General Plan in December 1993. The Plan's Urban Growth Management Strategy specifies that a majority of new growth occur in areas designated as New Growth Areas. The strategy also specifies that development should be planned in a comprehensively manner rather than the review of individual project proposals. Since the Plan was adopted, the County has entertained one large scale planning proposal: Elliott Ranch South. The County has initiated several Specific Plans, including East Antelope, East Elk Grove, Lent Ranch, Sunrise-Douglas, North Vineyard and East Franklin planning areas.

The holding capacity associated with the large-scale planning proposals and Specific Plans are not included in the analysis of vacant zoned sites because at this point, the planning areas have not been rezoned to an urban category. However, it is anticipated that all of the planning projects will be adopted within the time horizon of this Element. For that reason, the expected yield of residential units; although assumed at this point, should be considered in the definition of adequate sites.

Chapter 6 discusses areas that are currently being planned for development under the County's Specific Planning process. Chapter 6 also discusses the Elliott Ranch project area, a large-scale proposals that was recently approved by the Board of Supervisors. If planned according to the General Plan policies, the Elliott Ranch, East Elk Grove, Douglas-Sunrise and North Vineyard,

provides an opportunity for the designation of over 38,890 single family residential units and 15,220 multi-family units.

Determining Adequate Sites vs. Income Groups

A comparative analysis of housing costs and rent levels of newly constructed housing units with income levels and maximum housing payments concluded that residential projects built at densities below RD-20 provides adequate opportunities for housing to meet the needs of the above moderate and moderate income households.

Projects constructed at densities of RD-20 and greater provide adequate housing opportunities for housing affordable to low income households and very low income households when subsidies are available. Therefore, the housing needs for low and very low income households in the unincorporated area of the County, can be best satisfied through the construction of rental housing; primarily various types for multi-family housing units.

Multi-family market rate and publicly assisted residential projects have been historically constructed at densities of 20 units per acre and greater to accommodate the housing needs of very low income households in the unincorporated area. Several of the older multi family apartment-type housing projects offer rents that are affordable to very low income households. Newly constructed multi-family projects; however, do not provide housing that is affordable to very low income households. For example, the maximum rent for a very low income single household is \$370; while majority of the newly constructed market-rate multi family projects offer one bedroom units at rents well above \$400.

Sites zoned or planned at RD-20 densities and greater will accommodate the projected housing needs of very low income households; however, housing for this income category must be provided with the aid of a subsidy. For example, under the federally funded "Section 8 Vouchers and Certificates" program, a very low income household pays 30 percent of its income towards rent, and the Section 8 program pays the difference between the household's contribution and a pre-determined fair market rent.

Housing Needs of Above Moderate and Moderate Income Households

The land use inventory revealed that 13,000 acres of vacant land will yield a supply of 20,136 single family residential housing units within the unincorporated County. The land use inventory shows that there is an adequate supply of vacant residential and agricultural-residential zoned parcels to accommodate the County's new construction need of 5,086 units affordable to moderate and above moderate households.

Housing Needs of Low Income Households

The basic construction need of the unincorporated area for low income households is estimated at 4,406 units. The land use inventory reported that there are approximately 578 acres of land zoned at RD-20 and greater that can generate a supply of 10,159 housing units to meet the housing needs of the low income households in the County. The land use inventory reveals that there is sufficient land available and zoned at densities to support the construction needs of low income households.

Housing Needs of Very Low Income Households

The basic construction need for very low income households is estimated at 12,878 units. After reducing the supply of housing units from vacant RD-20 and greater zoned parcels to account for the housing needs of low income households, the land use inventory reveals that there is a remaining

supply of 5,753 units. A comparison of the need (i.e., 12,878 units) with available sites (5,753 units) reveals a shortage of 7,125 units.

Conclusions

The land use inventory concluded that there is an adequate amount of vacant zoned land to meet the housing needs of the above moderate, moderate and low income households, during the planning period of the Housing Element. The land use inventory also revealed that there is a shortage of available zoned parcels to accommodate the construction needs of very low income households. The basic construction need for very low income households is estimated at 12,878 units; while existing vacant zoned parcels can accommodate approximately 5,753 units, thus creating a deficiency of 7,125 multi-family units. To address this deficiency, the County will expand and maintain the inventory of sites available for affordable housing development (zoned RD-20 or greater, or in Allowed Commercial Zones LC and SC) to include 1,003 acres by June 30, 1998. The existing inventory will be expanded in three ways: amending the County Zoning Code to allow multifamily development by right in the LC and SC zones; designating a minimum of 236 acres of land for multifamily development in Specific Plans or Comprehensive Plans in New Growth areas; and designating a minimum of 96 acres of land (25% of 386 acres) for LC or SC (Allowed commercial Zones), or equivalent zones, in Specific Plans or Comprehensive Plans in New Growth areas.

Sacramento County adopted a revised General Plan in December 1993. Since the General Plan was adopted, the County has approved one large scale planning proposal (Elliott Ranch South) and has initiated the preparation of several Specific Plans or Comprehensive Plans, including East Antelope, East Elk Grove, East Franklin, North Vineyard Station, Vineyard Springs, Poppy Ridge, Laguna Ridge, Lent Ranch and Sunrise-Douglas. The East Antelope and East Elk Grove Specific Plans were adopted by the County in July 1995 and February 1996, respectively. It is anticipated that the other Specific/Comprehensive Plans will be adopted by June 1998. Table 3.1 requires that these Plans include at least 248 to 279 acres of multifamily land and 386 acres of LC or SC land. Assuming that 25% of the SC or LC land could be developed at an average density of RD-20, these Specific and Comprehensive Plans will provide sites for 6,730-7,350 multifamily units to meet the housing construction needs of very low income households.

SPECIAL HOUSING NEEDS

Beyond the general housing needs documented in previous sections of this chapter, State Law requires that the Housing Element include an assessment of the housing needs of special groups within the County, including those of minority households, seniors, large households, female heads of households, disabled, farmworkers, and the homeless.

Minority Households

State Law requires an analysis of the housing needs of minority households since they may have difficulties in finding adequate housing because of lower incomes, and they may face discrimination. In addition, the ethnic background of minority households may indicate cultural and economic differences and influences which effect a particular groups' housing needs. Table 5.5 contained in Chapter 5 entitled "Population and Housing Characteristic" shows that in 1990, the unincorporated area of Sacramento County's largest ethnic group was the White population group. This ethnic group experienced the greatest change in percentage of population, decreasing from 88 percent of the

population in 1980 to 83.4 percent of the population in 1990. The Black, American Indian, Asian/Pacific Islander and Hispanic population all increased in percentages, from 1980 to 1990.

Table 8.18 provides a summary of housing need indicators for various ethnic groups in the unincorporated area based on the 1990 Census. The table shows that all minority groups have higher proportion of rental households with Whites having a higher percentage of home ownership. In addition, Table 8.18 also shows that minorities comprise a large percentage of the lower income households in the unincorporated area. Blacks represent 5.9 percent of the total population but 11.5 percent of the people living below the federally defined poverty level. Likewise, Hispanics represent 8.5 percent of the total population and 14.2 percent of the poor, and Asians 6.3 percent of the population and 12.9 percent of the poor. To some extent, this may be a result of the fact that many of the unincorporated area's Asian and Hispanics residents are recent immigrants and have not gained the necessary language, social, and work skills for assimilation into American culture. As a result, the long-term need will continue for housing affordably to these low income minorities, as well as fair housing counseling.

Table 8.18

ETHNIC GROUP HOUSING NEEDS INDICATORS
Unincorporated Sacramento County

Ethnic Group	Population		Persons Living in Poverty		Tenure by Persons in Household who Own		Tenure by Persons in Household who Rent	
	Total	%	Total	%	Total	%	Total	%
White	527,230	83.4	42,105	8.0	339,235	64.3	185,654	35.2
Black	37,474	5.9	7,139	19.1	15,143	40.4	21,100	56.3
American Indian Eskimo or Aleut	7,617	1.2	1,132	14.9	4,106	53.9	4,128	54.2
Asian & Pacific Islander	39,550	6.3	8,017	20.3	19,320	48.8	16,502	41.7
Other Races	20,431	3.2	3,941	19.3	9,380	45.9	10,685	52.3
Total	632,302	100.0	62,334	9.9	387,184	61.2	238,069	37.7
Hispanic Origin	53,952	8.5	8,873	16.4	24,171	44.8	23,377	43.3

Source: 1990 Census

Seniors

The senior population (i.e., persons 65 years of age and over) have housing need based on a number of factors in addition to age--physical and mental health, economic status, family living arrangements, and proximity to public service and shopping facilities. In 1990, there were 61,700 persons age 65 and over representing 9.8 percent of the total unincorporated area population. The percentage of persons 65 and over in the unincorporated area increased from 7.0 percent in 1980 to 9.8 percent in 1990. Between 1970 and 1990, the median age increased from 26.9 years to 32 years for the unincorporated area.

The 1990 Census reported that there were 40,039 senior households residing in the unincorporated area of the County. A high proportion of seniors are homeowners. A high percentage of senior households are retired and are on fixed incomes. As housing costs, particularly utilities and maintenance, continue to rise making it increasingly difficult for senior residents to meet these costs, many residents may defer the maintenance of their home. As this deferment occurs over a period of years, this may result in the dilapidation of many homes owned and occupied by seniors, thus creating unsafe or unhealthy living conditions.

In 1990, there were 10,043 (i.e., 25.1 percent) households 65 years or older renting housing units. These households face a difficult housing situation in terms of units availability and affordability. In December 1988, there were a total of 12,891 low income seniors 65 and over in Sacramento County that received \$630 per month in Supplemental Security Income (SSI) as their only source of income. This includes those receiving SSI for blindness and disability. After paying health care costs, food and living expenses, these seniors could afford, at an average, \$189 for a studio or one bedroom apartment. There are very few if any market rate studios or one bedroom apartments renting at this amount. The following are recognized senior housing living alternatives:

Living in their Own Homes: will often depend on the availability of such programs as in-home supportive services, home equity loans and lines of credit, reverse annuity mortgages, low interest loans, including deferred loans and grants of elderly rehabilitation housing, and long term care.

Small Group Living: involves such programs as SAIL and other cooperative living arrangements; new approaches need to be explored, such as equity pooling.

Senior Housing Units Available through Federal and State Program: utilization of Section 8, Rental Assistance program

Other Independent Living Option: hotels, motels and etc.

Congregate Housing: large group living, with support services; should offer multiple levels of care, independent living, intermediate care and nursing care.

Full Care Facilities: twenty-four hour residential facilities such as nursing homes.

The type of housing assistance will primarily take four forms:

- Section 8 rental assistance to senior households on fixed income
- The production of additional one-bedroom units specifically for senior households
- Low interest loans or grants for rehabilitation of senior housing, and

Large Households

Large households are defined by the State Department of Housing and Community Development as households having five or more persons. Table 8.19 presents the number of large households in the

unincorporated area in 1990. In 1990, the unincorporated area of Sacramento County had a total of 24,411 large households representing 10.2 percent of all households. The 1990 Census reported that there were 9,937 large households who were renters (i.e., 10.2 percent of all renter households) and 13,804 large households that were owners (i.e., 9.8 percent of all owner households) in the unincorporated area. In comparison, there were 265 renter occupied and 3,861 owner occupied units in the unincorporated area having five or more bedrooms. These data suggest that large renter households have a much more difficult time finding large units to accommodate them. Because the vast majority of conventional apartment units do not contain more than three bedrooms, it is assumed that many large households that rent are paying higher rents by living in single-family dwelling units.

Table 8.19

PERSONS IN HOUSEHOLD
Unincorporated Area of Sacramento County: 1990

Number of Persons	Total	Percent
1 Person	52,760	22.1
2 Person	81,300	34.1
3 Person	43,951	18.4
4 Person	35,979	15.1
5 Person	15,674	6.6
6 Person	5,543	2.4
7 or more Persons	3,194	1.3
Total	238,401	100.0

Source: 1980 and 1990 Census

Female Head of Households

Female head of households have been steadily increasing in number, and as a percentage of total households in the County of Sacramento. In 1980, there were 23,615 female-headed householders with children under the age of 18 years old (i.e., 7.9 percent of total households). Based on the 1990 census, there were 32,551 female-headed householders with children under the age of 18 years (i.e., 8.2 percent of all total households). The 1990 Census reported that there were 18,899 female head of households with children under the age of 18 years old in the unincorporated area. Table 8.20 provides information on poverty status by race for female householders with children under the age of five years old, in the unincorporated area of the County. The 1990 Census determined that 50.8 percent of all female head of households with children under the age of five years in the unincorporated area earned an income which is below the federal poverty level. In general, female headed households have income well below the poverty level. In 1990, when the mean family income for all families in the unincorporated area was \$46,529 per year, female headed households with children received \$19,155 in annual income. The mean family income of female headed households with no children for the unincorporated area in 1990 was \$33,408. Because of the relatively higher incidence of poverty among female-headed households as compared to other households, this group is considered to have special housing needs. Female household heads with children require housing suitable for child rearing and access to child care and schools. Data are not available regarding the owner/renter distribution of female head of households although, based on income, it is assumed that the majority of female head of households are renters.

Table 8.20

**POVERTY STATUS IN 1989 BY RACE OF FEMALE HOUSEHOLDERS
AND PRESENCE OF CHILDREN UNDER THE AGE OF FIVE YEARS
Unincorporated Sacramento County**

Race	Total	Above Poverty	Below Poverty	Percent Below Poverty
White	2,944	1,543	1,401	47.6
Black	677	273	404	59.7
American Indian	106	55	51	48.1
Asian	104	35	69	66.3
Others	155	57	98	63.2
Total	3,986	1,963	2,023	50.8
Hispanic Origin	330	136	194	58.8

Source: 1990 U.S. Census

Persons with Disabilities

Table 8.21 provides a summary of mobility limitation by employment status for the unincorporated area of Sacramento County based on the 1990 Census. While the data does provide an indication of the handicapped population within the County, little information is available which can be used to identify housing needs for this segment of the population.

Table 8.21

**MOBILITY LIMITATION STATUS BY EMPLOYMENT STATUS
(Civilian Non institutionalized Persons 16 Years and Older)
Unincorporated Area of Sacramento County**

	With Mobility Limitation		No Mobility Limitation	
	16-64	65+	16-64	65+
IN LABOR FORCE				
Employed	1,720	129	298,443	7,248
Unemployed	291	38	17,331	278
NOT IN LABOR FORCE	6,547	8,011	85,283	43,501

Source: 1990 U.S. Census

Table 8.22 further shows that in 1990, there were 36,666 persons between the ages of 16-64 with a work disability (i.e., 9.0 percent of all persons between the ages of 16-64 years).

Table 8.22

WORK DISABILITY STATUS AND EMPLOYMENT STATUS
(Civilian Non institutionalized Persons 16 Years and Over)
Unincorporated Area of Sacramento County

	16-64 Years	65+ Years
WITH WORK DISABILITY:		
IN LABOR FORCE:		
Employed	13,811	820
Unemployed	2,068	74
NOT IN LABOR FORCE:		
Prevented from Working	17,044	15,128
Not Prevented from Working	3,743	2,675
Subtotal	36,666	18,697
NO WORK DISABILITY:		
IN LABOR FORCE:		
Employed	286,352	6,557
Unemployed	15,554	242
NOT IN LABOR FORCE	71,043	33,709
Subtotal	372,939	40,508
TOTAL	409,605	59,205

Source: 1990 U.S. Census

As a result of the 1988 Federal Fair Housing laws, newly constructed multi-family units are to be built to accommodate the disabled population of the community. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways and bathrooms to increase accessibility for disabled persons. The recently adopted American with Disabilities Act requires handicapped access in all public buildings, including multi-family complexes.

While regulations adopted by the State require all ground floor units of new apartment complexes with 5 or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. The American with Disabilities Act has no special provisions to allow for the installations of such amenities for single family units. As the number of persons with disabilities is likely to increase in Sacramento County, special attention should be given to architectural design and hardware which improves access to, and within all housing units, especially single family units.

Farmworkers

Data on farmworkers and farmworker housing is extremely scarce. The State Economic Development Department has estimated that farmworker employment in Sacramento County averages approximately 4,000 farmworkers per quarter. Farmworkers are grouped into two categories: migrant and settled farmworkers. Migrant farmworkers, as the name implies, travel from one geographic location to another depending on where and when farmwork is available. Settled

farmworkers, on the other hand, usually live in rental housing in the community in which they work. Often, these workers live in subsidized housing on a site provided by the farmer.

In Sacramento County, the vast majority of farmworkers work in the southern portion of the County near the Delta and the City of Galt. If migrant workers are brought into the County through the services of the Employment Development Department, the farmer is required to provide privately financed housing facilities. According to the County Department of Environmental Health which licenses and inspects these facilities, there were 35 registered camp sites in the County in 1991, with a total capacity of 1,005 individuals. Most farm labor camps are generally fully occupied for only about two months per year (July and August) and are virtually unutilized during the remaining months. The number of migrant farm workers employed in Sacramento County ranges from a low 350 in March to a high of 1,300 in the peak month of August.

The farmworker population had been fairly constant until recently, but the State projects that farmworkers will decline in numbers in Sacramento County over the next ten years. Two major reasons account for this decline -- the rapid urbanization in most parts of unincorporated Sacramento County and the increased use of machines for what was previously labor intensive farming activities.

Homeless

The homeless represent those who for various reasons are in need of temporary or emergency shelter. It is difficult to estimate the overall needs of the homeless. They represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees and farm labor workers. Homeless people are individuals who basically lack a fixed income and regular nighttime residence. Some are in need of short term (immediate crisis) shelter while others have long term (chronic) needs.

The Sacramento Housing and Redevelopment Agency estimates that on any given night approximately 3,000 men, women and children are homeless in Sacramento. Table 8.23 provides an inventory of Sacramento's homeless population. Table 8.24 presents the characteristics of the homeless in Sacramento County.

Table 8.23
SACRAMENTO'S HOMELESS POPULATION

HOMELESS PERSONS		NUMBER	PERCENTAGE
Single Persons	Males	1,800	60%
	Females	450	15%
Families with Children		750	25%
Total		3,000	100%

Source: Comprehensive Housing Affordability Study, 1991

Table 8.24
Characteristics of the Homeless
Sacramento County

On a given night, 3,000+ men, women and children are homeless.

Of the total number of homeless in this community,

- 70 to 75 percent are single persons,
- 25 to 30 percent are families with children.

Of the single person, 80 to 90 percent are men.

- The average age of single men is 33 years old.
- The average age of women is 36.
- Thirty-five percent of homeless men are veterans.

Approximately 3 percent of the homeless are elderly, age 62 and older.

- Over one-third of the homeless have a diagnosed mental illness.
- Seventy-one percent of the homeless experience a depressive state as a result of their homelessness.

Homelessness cuts across racial and ethnic lines:

- 47 percent of shelter residents served were Caucasian,
- 42 percent African American,
- 10 percent Hispanic,
- 1 percent Asian Pacific Islander, and,
- .01 percent Native American.

The educational background of the homeless is diverse:

- 3 percent have a college degree or higher,
- 25 percent possess some college education,
- 47 percent have earned a high school diploma or equivalency,
- 22 percent have attained an eighth grade education but did not complete high school, and
- 3 percent have less than an eighth grade education.

Almost 60 percent of homeless adults in the shelter systems have no source of income.

- 60 percent have reported work experience in the past year,
- 60 percent report to be unskilled or semi-skilled laborers,
- 40 percent report to be laborers such as plumbers, carpenters, electricians.

Source: Sacramento Housing and Redevelopment Agency Homeless Program, 1992 Annual Report.

HCD requires that the special needs analysis for the homeless should distinguish between the homeless in the unincorporated County and those in the City. There is no specific information available which quantifies the incidence of homelessness in the unincorporated area of the County. Sources contacted include: State Department of Social Services, County Department of Health and Services, Sacramento Housing and Redevelopment Agency, Fair Housing and Human Rights Commission,

Lutheran Social Services, Community Services Planning Council, Loaves and Fishes and Travelers Aid. Individual shelters were also contacted but due to the location of all shelters in the City of Sacramento, no documentation of the numbers of homeless served and assisted in the unincorporated area could be obtained.

A quantification of the degree of homelessness represented by the unincorporated area can be made by equating a proportion of population to the occurrence of homelessness. The 1990 Census reports that 61 percent of the County-wide population resides in the unincorporated area of the County. Using this percentage, it can be estimated that of the 3,000 men, women and children that are homeless on any given night, approximately 1,830 are from the unincorporated County.

The housing needs of the homeless in Sacramento County is address on a County-wide basis. In 1984, the City Council and the Board of Supervisors delegated the Sacramento Housing and Redevelopment Agency with the responsibility of development, implementation, coordination and administration of housing and support services for the homeless in the City and the unincorporated portions of the County. In response to this mandate, the Sacramento Housing and Community Development Department established the Homeless Program, designed as a continuum of social services and housing programs to enable willing homeless people to end their homelessness. Emergency shelters, transitional housing units, and permanent housing placement coupled with various social services and employment opportunities comprise the greater portion of the Agency's Homeless Program. Reflecting the growth in the national crisis of homelessness, the SHRA Homeless Program has expanded from one staff person and a budget of \$250,000 in 1984, to seven staff and a budget of \$4.3 million in 1990. The Agency has gone into partnership with the County's Human Assistance Department to provide shelter and housing/employment search services to homeless General Assistance recipients. There are four components to the Agency's Homeless Program:

- Employment Shelter
- Transitional Housing
- Permanent Housing
- Employment Assistance

Emergency Shelter

This component consists of the Sacramento Housing and Redevelopment Agency contracts with various non-profit agencies to provide emergency shelter ranging from a night-to-night agreement with minimum social services to a four-month emergency shelter agreement with a wide range of social services. Table 8.25 provides an analysis of housing facilities available to the homeless population. There are twelve shelters throughout the County with the capacity to serve 556 clients on a nightly basis including appropriate support services. In addition, there are two winter overflow programs that provide 400 additional shelter spaces for homeless men, women and children during months of inclement weather (10/15 - 3/31) which poses health and safety risks to those living outdoors. It is estimated that throughout calendar year 1992, the various homeless facilities administered by or through the Agency's Homeless Program provided 383,570 available bed nights to 7,854 clients. In addition, the public inebriate drop-in center provided 36,739 units of service to clients (See table 8.26). A unit of service is defined as a tangible benefit provided to clients, including shelter, meals, support services and referrals to appropriate programs.

Table 8.25

**EMERGENCY SHELTER FACILITIES AND BEDS FOR THE HOMELESS
Sacramento County**

<u>Single Person Shelters:</u>	<u>Number of</u>
<u>Beds</u>	
The Salvation Army Men's Lodge	80
The Salvation Army Men's Annex	60
The Salvation Army Women's Annex	20
The Salvation Army Aid-In Kind Program	52
Volunteers of America Aid-InKind Program	62
Sacramento Area Emergency Housing Center- Women's Shelter	24
Union Gospel Mission	62
Subtotal	360
 <u>Family Shelters:</u>	
Sacramento Area Emergency Housing Center - Family Shelter	55
Women Escaping a Violent Environment (WEAVE)	24
St. John's Shelter for Women and Children	40
Subtotal	119
 <u>Shelters for Those Under the Influence of Alcohol:</u>	
Volunteers of America Public Inebriate Drop-In Center	60
 <u>Shelter for the Mentally Ill:</u>	
Transitional Living and Community Support for Mentally Ill Men and Women	17
TOTAL EMERGENCY SHELTER BED	556
 <u>Winter Overflow Shelters (October to March):</u>	
Salvation Army Cal Expo Winter Program	280
Volunteers of America Winter Drop-In Center	120
TOTAL WINTER OVERFLOW SPACES	400
 GRAND TOTAL SHELTER BEDS	956

Source: Comprehensive Housing Affordability Strategy, SHRA

Table 8.26

**1992 UTILIZATION RATES FOR HOMELESS
FACILITIES AND SERVICES
SHELTER SERVICE**

(Number of Clients Served)

<u>Single-Person Shelter:</u>	
Salvation Army Lodge	890
Salvation Army Modulares (men and women)	1,342
Salvation Army Aid-In-Kind Annex	264
Sacramento Area Emergency Housing Center (women)	313
Transitional Living and Community Support	154
Volunteers of America Residence Program	407
Total	3,370
 Volunteers of America Inebriate Reception Center	 36,739
<u>Family Shelter</u>	
Sacramento Area Emergency Housing Center (family)	1,097
St. John's Shelter for Women & Women with Children	920
Total	3,345
<u>Winter Overflow Shelter</u> (11/1/91 - 3/31/92)	
Volunteers of America Winter Program	7,916
Salvation Army Winter Overflow Program	2,779
Total	10,695

Source: Comprehensive Housing Affordability Strategy, SHRA

Transitional Housing

Transitional Housing programs serve the homeless single individual, the mentally ill, the physically disabled and families with children. Programs administered by Sacramento Housing and Redevelopment Agency during 1992 served a total of 551 participants (See Table 8.27) distributed as follows:

- Transitional Living and Community Support operates transitional housing for the homeless mentally ill and served 76 individuals
- Resources for Independent Living served five severely disabled clients in their Transitional Living center
- The transitional Housing Program for families, operated by the consortium of Lutheran Social Services, Travelers Aid-Emergency Assistance, Sacramento Area Emergency Housing Center,

and the SHRA Homeless program, served 56 families with children during 1992. Those families were comprised of 76 adults and 120 children.

Table 8.27

**1992 UTILIZATION RATES FOR HOMELESS
FACILITIES AND SERVICES
TRANSITIONAL HOUSING SERVICES**

(Number of Clients Served)

<u>Transitional Housing Programs:</u>	
Transitional Living and Community Support	76
Resources for Independent Living	5
Shared Housing and Resources Empowerment and Independent Living Readiness Pilot Program	164
Transitional Housing Programs for Families	196
Family Preservation Program for Families	108
Homeward Bound - Francis House	2
TOTAL:	551

Source: Comprehensive Housing Affordability Study

Permanent Housing

The Homeless program places homeless persons from the previously stated component into the Homeless Section 8 Program, the Section 8 Single-Room Occupancy (SRO) rehabilitation Program, and referrals to the SHRA's Community Information Center's Housing Referral Clearing House. The placement of clients into permanent housing is handled "in house," in that no private non-profit agency is contracted to provide any permanent housing services (apart from the South Area Emergency Housing Resources Coordinator). Since three certification of homelessness and adherence to a case plan are essential elements to the process of placing homeless persons into this Permanent Housing Program, all potential participants are originated only through the Emergency Shelter and Transitional Housing components. In 1992, the Homeless Program processed 37 applications for Section 8 certificates/vouchers; 31 applications for SHRA Elderly Conventional Housing; 10 applications for the Section 8 Moderate Rehabilitation Program for the Homeless.

The Just One Break (JOB) Program

The component of the SHRA's Homeless Program operates within the first three components stated above. While this again is an "in house" program, it also operates in cooperation with the California

Employment Development Department. Since its founding, the JOB program has placed nearly 3,900 homeless persons in temporary and permanent employment. Employment is essential to afford housing in Sacramento. Homelessness can be greatly alleviated if employment opportunities through the SHRA's Just One Break Program are expanded and an ongoing support system are developed. The purpose of the Just One Break employment system is twofold:

- Present opportunities for permanent, full-time employment
- Assist the newly employed/housed person in maintaining their employment and housing.

CHAPTER 9

RESIDENTIAL ENERGY CONSERVATION

INTRODUCTION

State law requires local government, in preparing a Housing Element, to address energy conservation measures in respect to residential developments within their jurisdiction. Sacramento County has taken several measures to implement energy conservation programs in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed in order to maximize solar access and energy conservation. In Sacramento County, such energy conservation measures are implemented on four levels.

EXISTING CONSERVATION PROGRAMS

The first level is in the implementation of residential energy standards for new housing units required by Title 24 of the State Building Code. Title 24 requires new residential buildings to meet a comprehensive set of standards for energy conservation. Building addition or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative component packages which prescribes a fixed method of energy compliance. All proposed residential units are checked by the County's Building Inspection Division to see that the design and construction complies with Title 24 Energy standards.

The second level in implementation is in assuring that subdivisions are designed to maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for southern exposure. Section 66473.1 of the State Subdivision Map Act requires that the "design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision." Although no precise standards are given, the State Attorney General has issued an opinion that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."

Title 22 of the Sacramento County Code (Land Development Ordinance) requires that "new lots shall be arranged and oriented to maximize use of passive solar energy," and "upon such presentation (i.e., of a subdivision proposal), the hearing body may request alternate designs to be prepared by the developer, or may deny the submitted map on the basis that the proposal does not maximize effective use of passive solar energy."

The third level in implementation is a zoning amendment which provided for a 25 percent density bonus to development projects if the following two conditions were met: (1) the project would result in an energy savings beyond those obtained with conventional design and construction techniques, and; (2) that the amount of the increased density is proportional to the amount of increased energy conservation achieved which exceeds adopted regulations.

The fourth level in implementation of energy standards is weatherization (i.e., to improve conditions of existing structures and to decrease their energy demand), which fall under the title "retrofit." The most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night set back thermostats; low flow shower heads; and window treatment to provide shade and furnace efficiency modifications. The County, through the Sacramento Housing and Redevelopment Agency, provides a variety of residential rehabilitation programs to lower income home owners and renters. The Sacramento Municipal Utilities District (SMUD), Pacific Gas & Electric (PG&E), and Office of Economic Opportunity also provide programs to maximize energy efficiency in residential buildings. In addition, SMUD and PG&E also promote public awareness of energy conservation by providing monthly information on energy savings techniques. PG&E has developed programs to educate homeowners about performing weatherization services and conserving energy.

CONCLUSION

Sacramento County has taken steps to implement residential energy conservation on four levels. The first level is requiring compliance with Building Code Title 24 requiring new residential buildings to meet a comprehensive set of building standards. The second level is assuring that subdivision design maximizes passive or natural heating and cooling opportunities. (Utilizing both Title 24 and subdivision design to maximize energy conservation has one drawback in that they add additional costs to housing production.) The third level is to provide density bonuses to developments that by project design, conserve energy beyond that found in projects having similar use. The fourth level is through numerous retrofit programs offered by the Sacramento Housing and Redevelopment Agencies, Sacramento Municipal Utilities District (SMUD), Pacific Gas & Electric (PG&E), and the Office of Economic Opportunity for existing housing units.

CHAPTER 10

PRESERVATION OF ASSISTED HOUSING UNITS

INTRODUCTION

The County of Sacramento may see a reduction in its supply of government-assisted multi-family housing due to expiring use restrictions, subsidy terminations or mortgage prepayments. These units have comprised a substantial portion of the housing stock that historically has remained affordable to low and very low income households. This chapter describes the number of units at risk of converting to non-low income uses in Sacramento, and it outlines efforts the County will take to preserve the affordability of the units.

EXPLANATION OF USE RESTRICTIONS

There are three forms of use restriction in Sacramento County with which this section discusses: 1) potential prepayment of HUD 221(d)(3) and HUD 236 mortgages; 2) opt-outs and expirations of project based Section 8 contracts; and 3) expiration of regulatory restrictions related to local bond financing.

HUD Mortgages:

Projects financed with HUD 221(d)(3) and HUD 236 mortgages (i.e., Title II/VI projects) provide owners with subsidized mortgages, and in return, restrict the owners to low rent ceilings. The mortgages were originally written to allow owners the option to prepay the mortgage after the twentieth anniversary, and thereby, end all regulatory restrictions. Congress has severely limited that option under Titles II and VI of the National Affordable Housing Act. Owners may only prepay the mortgage by offering proof that sufficient affordable housing exists so that current tenants would not suffer any hardship if they were forced to move. Alternatively, the owner may elect to "Extend" regulatory restrictions or to "Sell" the project. Whether the owner chooses to extend or to sell, the housing will be maintained as affordable, basic repairs will be made, and the restrictions will be extended for the "useful life of the property". Despite the intent to maintain affordable housing stock, the Title II/VI process could lose some affordable housing stock if there is no interested buyer, or if there is not sufficient funding to complete a sales transaction.

Section 8:

Under a project-based Section 8 contract, HUD will pay to the owner the difference between the fair market rent (as defined by HUD) and thirty percent of the tenant's income. This program provides owners with market rate rents, and the tenants pay rents that are affordable to them. Most contracts were written for twenty year periods but allowed the owners to "opt-out" of the contract at the end of each five year period. HUD no longer provides Section 8 contracts for new projects, however, it continues to renew existing contracts. HUD currently requires owners to provide notice twelve months prior to an anniversary at which they wish to opt-out.

Some Title II/VI projects also have Section 8 contracts. In these cases the projects are listed only as being affected by the Title II/VI process since this will provide the primary impetus to owners.

Local Bonds:

Locally issued tax-exempt bonds have provided financing for the new construction and substantial rehabilitation of multi-family projects in Sacramento County. Proceeds from the sale of the bonds have been loaned at lower-than-market interest rates to developers of multi-family projects who, in turn, have entered into regulatory agreements requiring that at least 20% of the projects' units be rented to low-income tenants. Since 1985, projects financed in this manner have additional local requirements that impose limits upon the rents paid by the low-income occupants. Prior to the enactment of the Tax Reform Act of 1986, regulatory agreement terms were required by federal law to be the later of: 1) 10 years; or 2) as long as any bonds remain outstanding. The reformed federal tax code, however, now requires a 15-year minimum term. Projects which are located in incorporated areas within Sacramento County, but not in the City of Sacramento, are included in this inventory. Although they are outside legal jurisdiction of Sacramento County, they affect the County's housing stock in general, and they will likely try to access funds available through the County's Preservation Loan Fund.

INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTIONS

The "Preservation of Assisted Housing" analysis for the County of Sacramento covers the period from July 1, 1991 to July 1, 2001. The inventory of units at risk of losing use restrictions is divided (by earliest date of potential subsidy termination) into two 5 year sub-periods, from July 1, 1991 to July 1, 1996, and from July 1, 1996 to July 1, 2001. There are no CDBG-financed units in the unincorporated County at risk of conversion. The inventory includes projects financed by HUD loan programs 221(d)3, and 236, HUD project-based section 8 rental assistance programs, and projects financed by local bond issues. A list of local bond projects was obtained from the Sacramento Housing and Redevelopment Agency (SHRA) and the HUD assisted projects were obtained from the "Inventory of Low Income Rental Units Subject to termination of Federal Mortgage and/or rent subsidies by the year 2008", prepared by the California Coalition for Rural Housing (CCRH) Project from HUD's MIDLIS and MIS data bases. It has been confirmed that no FHMA Section 515, in-lieu fee, or inclusionary projects exist within Sacramento. The SHRA has stated that HUD section 101, 213, and CDBG projects are few or non-existent. State multi-family bond projects and redevelopment projects, however, may contain units at risk of losing affordability protection.

In addition to the FHA units which become "at risk" during the ten year analysis period, two housing projects have already reached their twenty-year anniversary and are eligible to enter the Title II/VI process. Table 10.1 provides an inventory of assisted housing projects at risk before July 1, 1991. Campus Gardens entered the Title II process in 1990 and negotiated a new regulatory agreement with HUD in which the owner agreed to maintain affordability restrictions until August 1, 2001. Folsom Gardens I has filed a Notice of Intent and has started the Title VI process. At present no project in Sacramento has prepaid its mortgage and converted to market rate. All section 8 contracts which were eligible for opt-out prior to July 1, 1991 (and to this date) chose to stay in the program.

Table 10.1

**INVENTORY OF ASSISTED HOUSING UNITS
AT RISK BEFORE JULY 1, 1991**

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Termination</u>	<u>Total Units</u>	<u>Elderly Unit</u>
Campus Gardens * 655 Howe Ave. Sacto 95825	FHA 236(J)(1)	12-8-90	126	0
Folsom Gardens I * 613 Stafford St. Folsom 95630	FHA 236(J)(1)	1-14-91	48	8
TOTAL			174	8

Source: SHRA and California Coalition for Rural Housing (CCRH) Project.

*These projects have filed a Notice of intent and are regulated by Title II/VI.

This chapter, and its inventories, contain the following components required by State Law: (1) Units at risk of losing use restrictions, (2) nonprofit entities capable of acquiring and managing at-risk projects, (3) cost analysis of preserving at-risk units versus replacing them, (4) potential preservation financing sources, (5) number of at-risk project/units to be preserved, and (6) efforts to preserve units at risk of losing use restrictions. In the inventory lists, FHA refers to HUD-sponsored programs which are subject to prepayment; Section 8 refers to projects subject to opt-outs; and Local bond refers to projects financed by local bond issues. This chapter include summary tables describing number of housing units at risk of conversion by housing tenure (elderly versus family units) and type of assistance (Table 10.2), and by year of housing assistance expiration (Table 10.3).

Table 10.2

**SUMMARY OF UNITS "AT RISK"
BY FIVE-YEAR PERIOD AND TYPE OF ASSISTANCE**

■	Units at risk (July 1, 1991 - July 1, 1996)	3336 units
	Number of elderly units	713
	<u>Number of units by type of Assistance</u>	
	Local Bonds	494
	FHA	1774
	Section 8	1068
■	Units at risk (July 1, 1996 - July 1, 2001)	714
	Number of elderly units	54
	<u>Number of units by type of Assistance</u>	
	Local Bonds	426
	FHA	122
	Section 8	166
■	Units at risk prior to July 1, 1991	174
	Number of elderly units	8
	<u>Number of units by type of assistance</u>	
	FHA	174
	GRAND TOTAL JULY 1, 1991 - JULY 1, 2001	4050 units

Table 10.2 shows that during the 1991-2001 ten-year period, 4,050 assisted housing units are at risk of conversion from low income to non-low income use. Presently, 3,336 units are at risk from July 1, 1991 to July 1, 1996. The majority of those units received FHA financing and their affordability controls are in danger of prepayment. There are 714 government-assisted housing units in Sacramento that are in jeopardy during the second five-year period, from July 1, 1996 to July 1, 2001.

Table 10.3 summarizes the total number of units that are at risk of conversion from low income to non-low income uses, from 1989 to 2001. The table shows that approximately 4,224 total assisted housing units are at risk of conversion to non-low income use. Of the total, 872 of those units (or 20.6 percent) are currently designated for the use by senior citizens.

Table 10.3

Summary of Units "at Risk" by Year

<u>Year</u>	<u>Elderly Units</u>	<u>Total Units</u>
1989	0	0
1990	0	126
1991	8	112
1992	0	209
1993	219	637
1994	147	955
1995	444	768
1996	0	893
1997	54	156
1998	0	134
1999	0	122
2000	0	18
2001	0	94
TOTAL	872	4,224

Source: SHRA

In compliance with State Housing Element requirements, Tables 10.4 and 10.5 provides information (for the County and City of Sacramento) on each assisted project in the ten-year period by name and address, type of governmental assistance receive, the earliest possible date of conversion from low income use, and the total number of elderly and non-elderly units that may be lost.

Table 10.4

**Inventory of "at Risk" Assisted Housing Units
in the County of Sacramento (July 1, 1991 - July 1, 1996)**

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
<u>TITLE II/VI PROJECTS</u>				
Larchmont Arms 7405 Larchmont Dr. No. Highlands 95660	FHA 221(D)(3) BMIR	11-9-91	64	0

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
San Juan Greenback I * 7500 Greenback Lane Citrus Heights 95610	FHA 236(J)(1)	12-13-92	112	0
Rosswood Manor * 9400 Kiefer Blvd Sacto 95826	FHA 236(J)(1)	12-21-92	97	0
Foothill Plaza I * 5234 Hemlock St. Sacramento CA 95841	FHA 236(J)(1)	1-24-93	100	0
Sutter Terrace * 5822 Sutter Ave. Carmichael 95608	FHA 236(J)(1)	8-15-93	76	0
Larchmont Gardens 7330 Watt Ave. No. Highlands 95660	FHA 221(D)(3)	9-6-93	116	0
Folsom Gardens II 613 Stafford St. Folsom 95630	FHA 236(J)(1)	9-19-93	48	16
Kenneth Arms 5945 Kenneth Ave. Carmichael 95608	FHA 236(J)(1)	6-20-94	97	0
Manzanita Arms 5701 Manzanita Ave. Citrus Heights 95610	FHA 236(J)(1)	6-20-94	97	0
San Juan Greenback II* 7500 Greenback Lane Citrus Heights, 95610	FHA 236(J)(1)	4-11-94	44	0
Palm Gardens * 701 A Street Galt 95632	FHA 236(J)(1)	6-20-94	32	0
Rancho Arms * 11020 Coloma Rd. Rancho Cordova 95670	FHA 236(J)(1)	11-14-94	95	0

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
Henson Gardens * 1225 Morse Ave. Sacramento 95825	FHA (236(J)(1)	7-31-94	80	80
Foothill Plaza II 5322 Hemlock St. Sacramento 95841	FHA 236(J)(1)	7-18-94	76	0
Lance Apartments * 4828 El Camino Ave. Sacramento 95821	FHA 235(J)(1)	7-18-94	76	0
Cosumnes River Apts 8180 Center Parkway Sacramento 95823	FHA 236(J)(1)	8-14-94	84	0
The Greenbriar * 2844 Wright St. Sacramento 95821	FHA 236(J)(3)	8-21-94	140	0
American River Gardens 4954 Ferigo Lane Sacramento 95841	FHA 236(J)(1)	9-11-94	56	0
Odea Apartments 4231 Apostolo Circle Sacramento 95824	FHA 236(J)(1)	6-11-95	44	0
Kohler Gardens 5450 Kohler Ave Sacramento 95841	FHA 236(J)(1)	11-5-95	96	0
Rancho Del Paso 7125 Fair Oaks Blvd Carmichael 95608	FHA 221(D)(3)	2-5-95	80	80
Northridge Apartments 4941 Stamas Lane #1 Fair Oaks 95628	FHA 236(J)(1)	4-28-96	64	0

SECTION 8 PROJECTS

Sierra Sunrise 4525 Manzanita Ave. Carmichael 95608	Sec. 8	10-6-93 + 0	114	114
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<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
Sun Garden Apartments 6000 Sundale Way Fair Oaks 95628	Sec. 8	5-31-93 + 5	60	0
Sky Parkway Terrace 5420 Sky Parkway Sacramento 95823	Sec. 8	1-30-93 + 5	59	59
Village East 9838 Lincoln Village Dr. Sacramento 95827	Sec. 8	11-30-93 + 5	64	0
Little Oak 4901 Little Oak Ln. Sacramento 95841	Sec. 8	9-21-94 + 5	60	0
Driftwood Terrace 4050 Cuny Ave. Sacramento 95823	Sec. 8	9-26-94 + 5	18	0
Royal Crest Apt. 4730 El Camino Ave. Carmichael 95608	Sec. 8	7-21-95 + 5	19	0
Bidwell Garden Apt. 1201-1212 Bidwell Folsom 95630	Sec. 8	6-16-95 + 5	14	0
Madison Hills II 9161 Madison Ave. Orangevale 95662	Sec. 8	3-14-95 + 5	43	0
Leisure Manor 2901 El Camino Ave. Sacramento 95841	Sec. 8	1-24-95 + 5	100	100
Forrest Palms Sr. Ctr. 1825 El Monte Ave. Sacramento 95815	Sec. 8	3-7-95 + 5	40	40
Broadway Sr. Ctr. 53rd & Broadway Sacramento 95820	Sec. 8	4-2-95 + 5	119	120

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
Pres. Madison Manor 5959 66th Ave. Sacramento 95823	Sec. 8	6-10-95 + 5	104	104
Bell Oaks Apt. 1131 Bell St. Sacramento 95825	Sec. 8	8-5-95+ 5	9	0
San Juan Apartments 4440 San Juan Ave. Fair Oaks 95628	Sec. 8	6-15-96 + 0	70	0
Meadowview Riviera 2454 Meadowview Road Sacramento 95822	Sec. 8	6-1-96 + 0	96	0
Hillsdale Gardens 5561 Hillsdale Blvd Sacramento 95842	Sec. 8	6-17-96 + 0	15	0
Shiloh Arms 4009 23rd Ave. Sacramento 95820	Sec. 8	6-18-96 + 0	64	0

LOCAL BOND PROJECTS

Hazelwood	Local Bond	7-15-95	29	0
Walnut Gardens	Local Bond	8-1-95	10	0
Charisma	Local Bond	12-5-95	6	0
Parcwood	Local Bond	12-27-95	55	0
Oaks	Local Bond	2-23-96	110	0
North Point	Local Bond	3-3-96	133	0
Sun Florin Village	Local Bond	3-31-96	22	0
Sun Creek	Local Bond	4-18-96	54	0

Sandalwood Place	Local Bond	4-1-96	6	0
Lindale Greens	Local Bond	4-4-96	5	0
Howe Edison	Local Bond	5-1-96	10	0
College Court	Local Bond	5-27-96	8	0
College Glen	Local Bond	5-30-96	16	0
Sierra Village	Local Bond	6-29-96	18	0
Seville Apts	Local Bond	6-4-96	12	0

DENSITY BONUS

Partridge Point	Density Bonus	10-95	48	0
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*Units which have filed a Notice of Intent to participate in the Title II/VI process.

Table 10.5

Inventory of "at Risk" Assisted Housing Units in the County of Sacramento (July 1, 1996- July 1, 2001)

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
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TITLE II/VI PROJECTS

Crosswood Oaks Apt. 6650 Crosswood Circle Citrus Heights, 95610	FHA 236/221 BMIR	9-6-99	122	0
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SECTION 8 PROJECTS

Sunset Apartments 254 Palin Ave. Galt	Sec. 8	12-16-97 + 0	54	54
Carmichael Walnut Manor 5025 Walnut Ave. Carmichael 95608	Sec. 8	11-24-2000 + 5	11	0
Las Flores 5440 Laurel Hills Dr. Sacramento, 9581	Sec. 8	11-17-2000 + 0	7	0

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
The Squire	Sec. 8	1-23-01 + 0	4	0
Fair Oaks				
Mills Tower Apartments 10499 Mills Tower Rd. Rancho Cordova 95670	Sec. 8	2-9-01 + 0	9	0
Arden Bell Apartments 1625 Bell St. Sacramento 95821	Sec. 8	2-20-01 + 0	8	0
Madison Hills III 9201 Madison Ave. Orangevale 95662	Sec. 8	3-3-01 + 0	30	0
Quail Court Apt. 8215 Fair Oaks Blvd. Carmichael 95608	Sec. 8	5-20-01 + 0	10	0
Hillsdale Village 5115 - 5127 Hillsdale Blvd. No. Highlands, 95660	Sec. 8	6-4-01 + 0	31	0
Bell Oaks II 1131 Bell St. Sacramento 95825	Sec. 8	6-5-01 + 0	2	0

LOCAL BOND PROJECTS

Bent Tree	Local Bond	7-12-96	42	0
Howe Edison East	Local Bond	7-13-96	14	0
Foxworth	Local Bond	7-19-96	13	0

<u>Project Name & Address</u>	<u>Type of Assistance</u>	<u>Earliest date of Term./Opt-Out</u>	<u>Total Units</u>	<u>Elderly Unit</u>
Antelope Creek	Local Bond	9-9-96	34	0
Fawn Terrace	Local Bond	10-11-96	7	0
Chapter 10		231		July 17, 1996

Greenback Oaks	Local Bond	12-10-96	33	0
Rosewood Place	Local Bond	12-21-96	17	0
Greenback Gardens	Local Bond	7-16-97	16	0
Fairways I	Local Bond	10-31-97 ?	71	0
Fairways II	Local Bond	10-25-98	86	0
Arbor Pointe	Local Bond	12-27-98	48	0

RESOURCES FOR PRESERVATION

Title II and Title VI Units

Two types of resources available for preserving at-risk units; they are: (1) public agencies, non-profit housing corporations and tenant groups (potential purchasers), and (2) public financing or subsidy programs. In the Sacramento area, several non-profits have expressed interest in obtaining "at risk" properties. Although specific information on the financial resources of these entities is unavailable at the time of this writing, the SHRA states that the Sacramento area may not have sufficient non-profit capacity to acquire all, or even a significant portion of the subject projects during the next five years. In its report to the Board of Supervisors, the SHRA discusses the pitfalls of tenant-based organizations, citing that they are labor intensive to form, unstable unless established carefully, and, along with non-profits, often lack the equity capital and expertise necessary for complex housing development problems liable to arise in the acquisition of "at risk" projects. Remedying this situation requires the SHRA to provide technical assistance, predevelopment loans, and, when feasible or necessary, actually act as purchaser of "at risk" properties. The SHRA will explore the latter course of action further.

The SHRA has established a Preservation Grant and Loan Program to assist tenant groups and non-profit organizations to prepare for acquisition. The components of this program include:

- 1). the education of tenants regarding Title II and Title VI and the abilities of tenants to influence the process;
- 2). grants for the organization of tenants into a cohesive group as a non-profit corporation;
- 3). loans for predevelopment activities prior to site control;
- 4). loans for implementation activities subsequent to site control; and
- 5). equity contributions for project purchase.

The SHRA has allocated \$600,000 to initiate the program. The funds will become available over a three year period with \$275,000 available in 1993, \$200,000 available in late 1994, and \$125,000

available in 1995. Other sources of funding will need to be developed to significantly deal with the preservation issue.

Possibilities for gap financing include CDBG, Section 108 loans, or proceeds from the proposed local general obligations bond for housing. Locally issued 501(c)(3) bonds could be used in conjunction with HUD insurance to provide slightly better terms for permanent financing.

Specific dollar figures are not available at the time of this writing for any of the above mentioned sources. Block Grant monies and Section 108 loans are tightly controlled and at the present time are being utilized at or near the fullest extent possible. As for other potential gap financing funds, 501(c)(3) bonds may be used but have limited potential and the next Tax Allocation Bond issue will not be allowed until 1996.

Listed below are potential preservation resources. All of these nonprofit organizations have managerial and legal capacities to acquire and manage assisted housing developments.

Sacramento Mutual Housing Association
2125 19th Street, #102
Sacramento, CA 95818

Rural California Housing Corporation
2125 9th Street, #101
Sacramento, CA 95818

Mercy/Charities Housing California
10540 White Rock Road, #102
Rancho Cordova, CA 95670

Volunteers of America
530 Bercut, Suite L
Sacramento, CA

Cornerstone Community Housing Corporation
630 I Street
Sacramento, CA 95814

Eskaton
5105 Manzanita
Carmichael, CA 95608

Community Housing Opportunities Corporation
2001 Second Street, Suite 4
Davis, CA 95616-5474

Locally-issued Bond Projects

The majority of the local bond projects were originally financed with bonds issued in the high interest environment of the early and mid 1980's. The interest rates on these bond-funded mortgages, however, are now often higher than conventional mortgage rates available today.

Thus, today's drastically lower interest rates present opportunities for the developers to "refund" their projects' mortgages through optional refundings of the original bonds. Such a transaction entails a redemption of the original bonds and an issuance of new, lower interest rate bonds.

As optional refundings result in debt service savings for developers, they present the County with opportunities to extend the terms of regulatory agreements while also enhancing the agreements' low-income set-aside requirements. In 1993, the Sacramento County Board of Supervisors adopted a policy regarding optional refundings of bond-financed multi-family projects. The policy mandates a new regulatory term of no less than 15 years from the issuance of the refunding bonds. The policy further requires that, to the extent allowed by a project's financial condition, additional low-income targeting and rent restrictions be sought as a condition for proceeding with the refunding.

The tax-exempt bond financing as described above occur at the option of for-profit and not-for-profit developers and thus the County's ability to produce additional affordable units through these means is limited. The Bond Program has resulted in approximately 2,000 units being set-aside for low-income households since 1983 at virtually no cost to the County.

Section 8 Units

Once an owner has filed a Notice of Intent to opt-out of a Section 8 contract, HUD will offer incentives to maintain the Section 8 Contract. The incentives could potentially include refinancing the mortgage at a lower interest rate, or renegotiating the rents charged for the units.

Currently the rental market in Sacramento is soft, with demand having been reduced over the past few years. As long as this condition remains, a Section 8 contract is an attractive marketing advantage for an owner. Should the rental market become more competitive, or especially if Sacramento enters another significant growth period, it may become attractive to owners to discontinue the Section 8 contract and its accompanying regulatory restrictions.

The decision to opt-out is at the owners' discretion. HUD has incentives to offer the owner to remain in the program. Alternatively HUD has rigorously enforced owners' compliance with the exact letter of the regulations should they choose to opt-out; this may have the effect of discouraging opt-outs or canceling some attempts due to technical defaults.

Density Bonus Units

The county offers owners of new construction a "bonus" of increased density (e.g. increased number of units) in return for the set-aside of 20% of the units for low income households for a period of time. After the regulatory restrictions have expired the owner may increase the rents on the project. It is theoretically possible that owners could be offered some incentive to retain the units as affordable (i.e. reduced loan rates). Since there are few density bonus units at risk, it would be a low priority to allocate time or funds for such a program.

COST ANALYSIS

HUD-assisted at-risk units

According to an analysis prepared by Keyser Marston Associates in March 1991 study, the total development costs per unit is \$62,710 for a 100 unit apartment complex averaging 875 square feet per unit. The cost to "preserve" (e.g. purchase) HUD-assisted units through the Title II/VI process is estimated to range from \$30,000 per unit to \$48,000 per unit in Sacramento, depending on condition. At that cost, preservation of "at risk" units through purchase is significantly less expensive than new housing construction. Additional considerations which favor preservation versus new construction are: 1) no need to relocate tenants; 2) inability to construct replacement units in a timely fashion; (3) attractive financing for rehabilitation through HUD; and 4) the great difficulty in acquiring locations due to price and/or public opposition considerations.

Furthermore, HUD provides attractive purchase financing with minimal equity requirements. Redevelopment Agency staff estimated in a May 28th 1991 report to the Board of Supervisors on preservation of assisted units, that local gap financing to cover equity requirements of pre-payment eligible complexes could range from \$1,750 to \$3,000 per unit. Far less local financing would be required for purchase of pre-payment eligible units than it would be for the construction of new units which typically assume 20% - 30% of equity investment compared to that which would be required for Title II/VI purchases.

Another feature which favors the preservation of Title II/VI projects is that HUD will provide project-based Section 8 rental subsidy for tenants which makes the housing even more affordable. Project-based Section 8 contracts are no longer available for new construction.

The analysis of the cost to preserve "at risk" projects which follows is based on these assumptions:

- 1). One-half of all owners will elect to sell the property.
- 2). All buyers will require an equity loan from the Agency in the average amount of \$1,200 per unit.
- 3). Some projects will require rehabilitation beyond what HUD will finance, and will seek rehabilitation financing from the Agency. This is estimated to be \$5,000 per unit for 30% of the units purchased.
- 4). One-half of all purchasers will request interim financing from the Agency for technical assistance and predevelopment costs in the average amount of \$75,000; it is assumed that HUD will reimburse all these funds from the purchase money loan.
- 5). Seventy-five percent of all purchasers will request financing from the Agency to fund a rehabilitation contingency account required by HUD; if the initial budget is not exceeded the funds will be released. Assume HUD finances an average of \$5,000 per unit for rehabilitation, requires a 50% contingency fund, and 20% of the funds will be used for cost overruns.

Assuming that the owners of one-half of all potential prepayment projects will elect to sell their property, an estimate of the total funds necessary for their acquisition is as follows:

<u>Subsidy Termination Date</u>	<u>Projects/Units</u>	<u>Funds Required</u>	
		<u>Permanent</u>	<u>Temporary</u>
Pre 7/1/91:	1 / 87		
Equity loans		\$104,400	
Rehabilitation loans		130,500	
Technical/predevelopment		\$37,500	
Reserve/cost overruns		54,375	163,125
7/1/91 - 7/1/96:	11 / 887		
Equity loans		1,064,400	
Rehabilitation loans		1,330,500	
Technical/predevelopment		412,500	
Reserve/cost overruns		554,375	1,663,125
7/1/96 - 7/1/01:	1 / 61		
Equity loans		73,200	
Rehabilitation loans		91,500	
Technical/predevelopment		37,500	
Reserve/cost overruns		38,125	114,375
TOTAL FUNDING REQUIRED		\$3,441,375	\$2,428,125

Locally-financed Bond Projects

The cost to replace bond-financed units which might be lost is estimated at \$62,710 for a 100 unit apartment complex according to a Keyser-Marston Associates March 1991 report. In the experience and the County Housing Development Division, the costs are more likely to approach \$80,000 - \$90,000 for new construction. Since bond projects generally have only 20% of the units with restricted rents, the project is financially viable with no financial subsidy beyond the below-market interest rates provided by the bonds.

The cost to the County to preserve bond-financed units is minimal, with most of the costs of financing being absorbed by the owner or incorporated into the financial transaction.

Section 8 Units

According to a report prepared by Keyser-Marston Associates in March 1991, the cost to replace Section 8 units through new construction is estimated at \$62,710 for a 100 unit apartment complex. The County Housing Development Division projects the costs to more likely approach between the \$80,000 - \$90,000 range. The project would require additional funds to supply the rental subsidy formally provided by the Section 8 contract. This combination of costs is prohibitive. Preservation of Section 8 units is currently monitored and managed by HUD which also absorbs any cost associated.

QUANTIFIED OBJECTIVES

At present, the Redevelopment Agency's following policy statement shall serve as the County's quantitative objective for its preservation efforts.

It shall be, to the extent practical and financially feasible and to the extent that funds are available, the policy of the Redevelopment Agency of the County of Sacramento ("Agency") to prevent all conversions of existing, federally-assisted housing to market-rate rents. This statement recognizes the need for maintaining an adequate supply of decent and affordable housing for all segments of the population, the greater cost involved in providing new affordable housing as compared to preserving the existing stock, and the need to prevent large-scale tenant displacement.

As calculated earlier, Table 10.6 shows that during the 1991-2001 ten-year period, 4,050 assisted housing units are at risk of conversion from low income to non-low income use.

Table 10.6

Summary by Government Assistance and Time Period

Assistance	July 1, 1991 - July 1, 1996	July 1, 1996 - July 1, 2001	Total
Local Bonds	494	426	920
FHA	1,774	122	1,896
Section 8	1,068	166	1,234
Total	3,336	714	4,050

Preservation Programs

The Agency's "Steps to Implementation" as described in the May 28, 1991 staff report, serves as the basis for the County's preservation program. They are:

- 1) Assess Options as Soon as Practical: It shall be the policy of the Agency to assess options for preservation of each property as soon as practical. Early assessment of options will help ensure maximum flexibility and cost effectiveness.
- 2) Monitor Projects: The federal legislation provides for defined timetables which must be carefully monitored to maximize opportunities for preservation. The Agency shall develop a process for monitoring the status of at-risk projects, especially after owners have filed Notices of Intent with HUD indicating interest in prepayment, sale or opt-out of Section 8 contract. In the case of prepayment projects, the Agency will, with HUD, monitor the submission and implementation of the owner's incentive plans to ensure maximum long-term affordability of housing units and adequate property maintenance. In the case of opt-out projects, where owners do not wish to sell their properties, the Agency shall attempt to

negotiate with the owner and HUD to seek sufficient contract rent increases and/or contract extensions to encourage continued Section 8 participation.

- 3) Commit Local Resources: The Agency may commit local funding on a case-by-case basis if necessary to ensure long-term preservation of such housing units. In many cases this will be through acquisition of the units by the Agency or through financing acquisition by a "priority" or "qualified" purchases, as defined under the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (Title II/VI) and any regulations adopted in conjunction with Title II/VI.

To achieve this end, the Agency will act as a clearinghouse for all purchasers of the project and will, to the extent practical, take steps to ensure that there is a reputable priority purchaser ready, willing and able to acquire the property, who will bring maximum third-party financing to the transaction, and who will improve or maintain the condition of the property and its affordability restriction.

If a property appears suitable for acquisition by the Agency, and funds for acquisition, rehabilitation and operations are available to the Agency, the Agency itself will take steps to acquire the project.

It is unlikely that the Agency will have sufficient funds to enable preservation of all projects requiring local resources to prevent prepayment or opt-out. Therefore, certain criteria will be applied to determine priorities for Agency acquisition and/or Agency funding.

- a) Projects at-risk of prepayment, as opposed to projects at-risk of opt-out. Title II/VI provides for 95% financing of prepayment projects, whereas no targeted financing is available for opt-out projects. Thus, at the current time it appears that prepayment projects will probably be preserved with less gap financing by the Agency relative to opt-out projects.
- b) Projects in Community Plan Areas not meeting their Fair Share requirements, since loss of affordable projects in these areas will add further to the area's affordability gap.
- c) Projects whose acquisitions and rehabilitation would contribute to neighborhood revitalization.
- d) Projects whose acquisitions and rehabilitation costs will be less than cost of new construction of a similar project.
- e) Projects where maximum units are preserved for a minimum contribution of local funds.
- f) Projects with two, three, or four bedrooms, and senior projects.
- g) Projects located near schools, public transit, and senior projects.

- h) Projects in areas likely to garner high market rate rents, whose conversion would negatively impact tenants in the short run.

In cases where a project is not the Authority's preference for acquisition, but no other "priority" or "qualified" purchaser wishes or is able to acquire the property, the Authority will, where practical, and financially feasible, and to the extent of local funds are available, step in to acquire the property as a "buyer of last resort" in order to prevent market rate conversion.

The Agency will also explore the use of such resources or techniques as voluntary condemnation and tax exempt financing which have no direct cost to the Agency and many lower the overall development costs and requirements for local funding.

In March , 1993, the Board of Supervisors and the Redevelopment Agency and the Housing Authority of the County of Sacramento expanded on these policies by adopting a program with regard to the provision of financial assistance for preservation of federally assisted housing. This included a grant and loan program with the following components:

- 1) education of tenants regarding Titles II and VI;
- 2) organizational grants for tenants;
- 3) predevelopment loans for activities prior to site control;
- 4) implementation loans for activities subsequent to site control; and
- 5) equity contributions for project purchase.

The adopted resolution authorized issuance of a NOFA to residents of affected properties and to non-profit housing agencies.

The adopted program also included a contract for a Preservation Education Coordinator. The Coordinator will deliver an initial curriculum to tenants of all affected projects and will provided, upon request, additional tenant organization materials.

Lastly, the adopted resolution authorizes the Executive Director of the Sacramento Housing and Redevelopment Agency to evaluate projects for acquisition by the Housing Authority of the County of Sacramento.

- 4) Promote Tenant Participation: Title II/VI encourages acquisition of at-risk projects by tenants and it is anticipated that the final regulations will further define both the role of tenants and the expected interaction between local government and tenants in preservation efforts. The Agency will fully comply with the requirements of the final Title II/VI regulations. In any event, the Agency will address tenant concerns by: a) taking steps to educated tenants regarding preservation issues through workshops and other means as appropriate, b) keeping any designated tenant representatives informed as to the status of their project in HUD processes or with regard to acquisitions, c) supporting, through technical assistance and/or funding, to the extent practical and to the extent funds are

available, acquisition of projects by tenant groups where the tenant group appears viable and where such acquisition appears desirable and financially feasible.

CHAPTER 11

COMMUNITY PROFILES

INTRODUCTION

PURPOSE OF THE COMMUNITY PROFILE SECTION

The Community Profiles were prepared to provide information on population and housing characteristics within Sacramento County on a community level. Because of the size of Sacramento County, its urbanized nature and the variation between various neighborhoods and communities, providing information at a more discrete level was considered desirable in meeting the intent of Housing Element requirements. The following Community Profiles provide this additional detail.

METHODOLOGY

Sacramento County, including the incorporated cities of Sacramento, Folsom, Isleton and Galt, has 25 Community Planning Areas (CPAs) defined to aid in the planning process. Many of these Community Planning Areas consist of a group of smaller neighborhoods and have been defined based on common community characteristics and easily defined features such as roadways, rivers or city limit lines.

The community profiles prepared for this section address 21 of the 25 CPAs. Of these 21 areas, several are partially or primarily within the incorporated boundaries of the cities of Sacramento, Folsom or Galt. The 4 CPAs not addressed are entirely within the incorporated City of Sacramento.

Information used within each Community Profile discussion has been gathered from the 1970, 1980 and 1990 U.S. Census, the Sacramento Area Council of Governments, and the State Department of Finance.

INFORMATION PROVIDED WITHIN THE COMMUNITY PROFILES

A variety of information on population and housing characteristics have been provided in tabular form for each CPA. In addition, a discussion has been provided giving the physical description of the area, a summary of major community characteristics, and a discussion of population, social, and housing characteristics based on the attached tables. Specifically the tables address the following information:

- Population Data
- Historical Population Growth
- Population Projections
- Racial/Ethnic Distribution
- Age Distribution

Household Data

Household Composition and Type

Historical Household Growth

Household Types

Housing Characteristics

Housing Production Projections

Housing Unit Growth

Vacancy Rates

In addition, the Community Profiles report contains weighted sample data collected from several smaller geographic areas with the CPA. Such data is presented by Census Designated Places (CDP). Data include:

Education Attainment

Income

Poverty Status

Occupation

Year Structure Built

Selected Monthly Rent Costs

SACRAMENTO COUNTY

COUNTY-WIDE PROFILE

PHYSICAL DESCRIPTION

Sacramento County is located between the confluence of the American and Sacramento Rivers and consists of 997 square miles or 642,400 acres. It is located 85 miles east of San Francisco and is comprised of relatively flat topography with rolling hills to the east. The four incorporated cities in the County are Isleton, Galt, Folsom and the City of Sacramento. The major freeways accommodating the County are Interstate 5 and State Route 99, trending north-south, and Interstate 80 and U.S. Highway 50 accommodating east-west traffic. The County of Sacramento is bounded by eight adjacent counties: Sutter County, Placer County, El Dorado County, Amador County, Yolo County, Solano County, Contra Costa County, and San Joaquin County.

COUNTY CHARACTERISTICS

In 1950, the population of Sacramento County was calculated at 277,140 persons, and by 1960, it has increased phenomenally to 502,778 persons, representing a 81.4 percent population increase in the 1950's. The phenomenal increase in population experienced by the County of Sacramento could be directly attributed to the growth of the local aerospace industry (Aerojet-General, Douglas Aircraft, etc.); the expansion of three military installations (Mather AFB, McClellan AFB, and the Army Depot; and the increased demands and offerings of government services within Sacramento County.

POPULATION CHARACTERISTICS

Sacramento County's 1990 population was 1,041,219. This is an increase of 257,838 persons or 23 percent over the 1980 census. Based upon trends in natural increase, net migration, social change, and ultimate holding capacity of the General Plan, growth rate for Sacramento County can be predicted with some accuracy. The California State Department of Finance projects Sacramento County's population at 1,222,300 persons in 1995, and further projects the area's population to increase to 1,382,200 persons in 2000 and up to 1,533,100 residents by the year 2005. The greatest growth in population in the County of Sacramento will be in the unincorporated communities. The greatest need for new housing to meet immediate growth demands will be in the communities of Franklin Laguna and Antelope.

SOCIAL CHARACTERISTICS

The general population base in Sacramento County, overall, is aging and this fact can be clearly seen by comparing the 1990 median age figure of 33.5 years with the 1980 median age figure of 29.8 years and with the 1970 median age figure of 26.9 years. The largest segment of the population, in 1990, in Sacramento County was White (75 percent) followed by persons of Spanish origin (12 percent), Blacks (9 percent) and Asian/Pacific Islanders (9 percent). The County increased its households at a higher rate than its population between 1970 and 1980. This trend

continued between 1980 and 1990. Households increased by 32 percent and the population increased by 23 percent. Another significant trend is visible when examining the County's household formation. From 1970 to 1980, the number of persons per household in the County decreased from 3.08 to 2.56. This trend reversed in the 1980's with a slight increase from 2.56 to 2.58 in 1990. The traditional household type has been a married couple with one or more children. In recent year, however, the number of traditional households have declined. Between 1970 and 1980, the number of single person household has increased more than any other household type. In 1990, there were almost 99,940 persons living alone throughout the County, over twice as many as in 1970.

HOUSING CHARACTERISTICS

In 1992, Sacramento County was estimated to consist 431,424 dwelling units, of which 65 percent were single family, 10 percent were 2-4 units, 23 percent were 5 or more dwelling units and mobile homes accounted for 2 percent of total units. The rapid population growth experienced by County from 1975 to 1992, resulted in the construction of 171,737 dwelling units, of which 64 percent of these new units were single family residential units compared to 32 percent in multi-family residential housing construction. More than 60 percent of the current housing stock within the planning area were constructed prior to 1975. Sacramento County is anticipated to experience rapid housing unit growth over the next 10-15 years. SACOG estimates a total of 106,648 new units to be constructed within the area by the year 2005, of which majority of the new housing construction will be in the single-family category. It is anticipated that 61,587 new single-family units will be constructed by 2005.

EDUCATIONAL ATTAINMENT

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	45,765	6	43,146	6
High School (1-4 Yrs)	95,629	13	74,324	11
High School Grad	187,459	24	158,422	24
Some College	209,073	27	171,854	26
Associate Degree	69,461	9	62,101	9
Bachelor's Degree	111,760	15	104,682	16
Grad/Professional Degree	47,561	6	47,198	7

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	2,817
Vacant Housing Units (For Rent in 1990)	12,367
Total Vacant Units (1980)	23,629
Total Vacant Units (1990)	23,044
Vacancy Rate (1980)	7.3%
Vacancy Rate (1990)	5.5%

YEAR STRUCTURES BUILT

Time Period	# of Units	Percentage
1989-90	15,158	4
1985-88	52,101	13
1980-84	47,003	11
1970-79	102,023	24
1960-69	74,316	18
1950-59	70,771	17
1940-49	28,329	7
1930 & older	27,873	6
Total	417,574	100
Median Year	1971	

OCCUPATION (16 years and over)

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	71,638	15
Professional Specialty	69,471	14
Technical, Sales & Administrative Support:		
Technicians & Related Support	20,464	4
Sales	59,571	12
Administrative Support, including Clerical	97,279	20
Service Occupations:		
Private Household	2,012	1
Protective Service	9,157	2
Service, except protective & household	49,321	10
Farming, Forestry & Fishing Occupations	7,698	2
Precision production, craft & repair occupations	48,856	10
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	14,946	3
Transportation & material moving	16,326	3
Handlers, equipment cleaners, helpers & laborers	18,324	4

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	83,917	8
5-17	191,062	18
18-24	106,920	10
25-44	367,398	35
45-64	181,664	18
65 over	110,258	11
Total	1,041,219	100

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	782,326	75
Black	97,129	9
American Indian	12,068	2
Asian/Pacific Islander	96,344	9
Other	53,352	5
Total	1,041,219	100
Hispanic	121,544	12

GROSS RENT

Price	# of Units	Percentage
\$0-99	255	1
100-199	4,806	3
200-299	7,565	4
300-399	20,712	12
400-499	39,098	23
500-599	34,972	21
600-699	23,833	14
>700	35,189	21
Total	166,430	100
Median Rent	527	
Mean Rent	557	

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	168,196	33,962	48,253	9,276	259,687
1980	198,892	43,195	57,839	12,356	312,282
1985	220,236	45,885	64,394	13,335	343,840
1990	262,055	42,907	90,752	14,841	410,555
1991	272,975	43,100	92,656	14,856	423,581
1992	278,554	43,284	94,696	14,890	431,424

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	1,041,219
Total Household Population	1,019,075
Group Quarter Population	22,144
Number of Households	394,530
Persons per Household	2.58
Total Family Population	821,788
Number of Families	262,916
Persons per Family	3.13

HOUSEHOLD INCOME

Amount	Total	Percentage
\$0-9,999	48,216	12
10,000-19,999	64,652	16
20,000-29,999	67,679	17
30,000-39,999	58,804	15
40,000-49,999	48,703	12
50,000-59,999	36,807	9
>60,000	70,296	18
Median Income:	32,297	
Mean Income:	39,720	

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	278,554	137,980	14,890	431,424
1995	282,622	151,585	14,470	448,677
2000	310,363	164,261	14,767	489,391
2005	340,141	183,057	14,874	538,072

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	1,041,219	---	---
1995	1,222,300	181,081	17
2000	1,382,200	159,900	13
2005	1,523,100	150,900	11

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	634,373	---	---
1980 Census	783,381	149,008	24
1990 Census	1,041,219	257,838	33

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	202,953	---	---
1980 Census	299,805	96,852	48
1990 Census	394,530	94,725	32

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	31,674	8
Single Person Household	99,940	25
Husband-Wife Family-No Children	100,908	26
Husband-Wife Family with Children	94,971	24
Female Family Head	51,250	13
Male Family Head	15,787	4
Total Households	394,530	100

POVERTY STATUS (Age & Race)

Age Group	# at or above	# below
0-5	76,366	21,863
6-11	74,104	18,398
12-17	64,267	13,087
18-24	80,810	19,876
25-34	176,178	21,876
35-44	151,116	13,915
45-54	93,394	6,278
55-64	75,681	4,796
>65	98,209	7,130
Totals	890,125	126,783
Racial Groups		
White	697,914	68,810
Black	69,203	21,884
Amer. Indian	9,986	2,447
Asian/Islander	73,224	22,389
Other	39,798	11,253
Hispanic	92,002	22,247

Source: 1970, 1980 & 1990 U.S. Census, Sacramento Area Council of Governments and Department of Finance

Sacramento County

Prepared by the Sacramento County Planning and Community Development Department

CPA 1 - NORTH NATOMAS

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The North Natomas community is located in the northwestern corner of Sacramento County and covers approximately 25,000 acres. The Community is bounded by the Sacramento River on the west and the Western Pacific railroad tracks to the east. The community's northern boundary is contiguous with the political line separating Sacramento County from Sutter County, while the southern boundary of the area extends north from the Sacramento River along Power Line Road and further extending east along Del Paso Road to the railroad tracks. The northern portion of the community planning area, generally north of Elkhorn Boulevard, lies within the unincorporated area of Sacramento County. The southern portion of the planning area is under the jurisdiction of the City of Sacramento.

COMMUNITY CHARACTERISTICS

The North Natomas community planning area, one of the largest of the community planning areas within Sacramento County, has the smallest population in the County. The community's major landmark is the Sacramento Metropolitan Airport. Apart from the airport and related service facilities surrounding it, more than 90 percent of the land is being utilized as open space, primarily for agricultural use, where grazing and rice growing is dominant.

POPULATION CHARACTERISTICS

In 1980, the North Natomas planning area had a population of 719 residents, a decrease of 99 persons from the previous 1970 census count. According to the 1990 census, 697 persons resided in the community, representing an additional decline of 22 residents from 1980 to 1990. Although the community area has experienced a declining population size over the last two decades, this trend may be reversed in the next few decades. The community planning area may experience little growth this decade, however, the population size of the area is estimated to increase up to 11,298 persons by the year 2005, representing a population increase of over 1,520 percent.

At present, North Natomas is without substantial urban development; however, development is anticipated in the area south of Del Paso Road. The current Sacramento City General Plan identified North Natomas as the City's major growth area for housing and employment opportunities. The General Plan designated the planning area to absorb 35 percent of the projected housing growth and 30 percent of new employment growth within the City during their 20 year planning period. The 2010 Sacramento County General Plan designates the unincorporated area of North Natomas for continued Agriculture Cropland use.

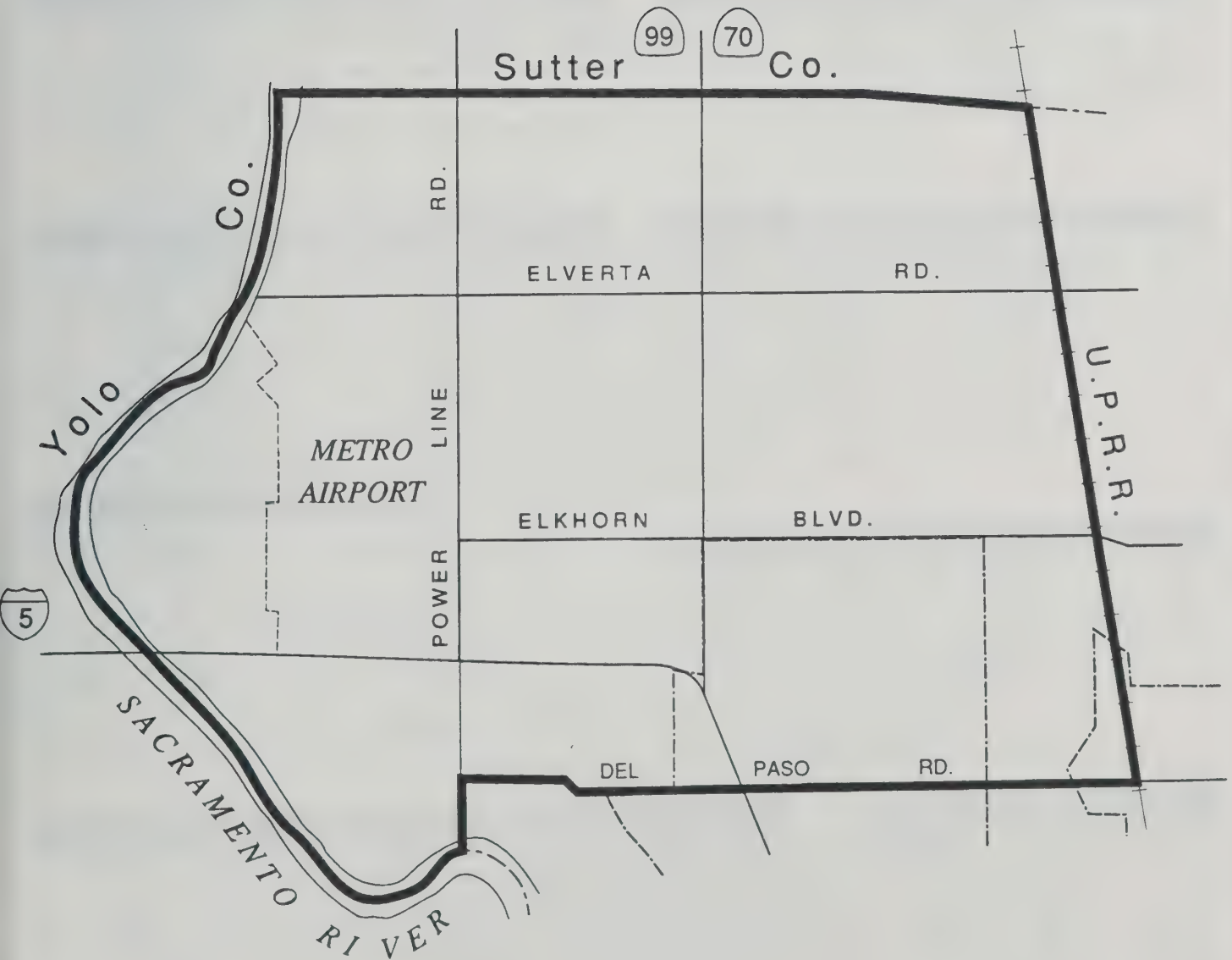
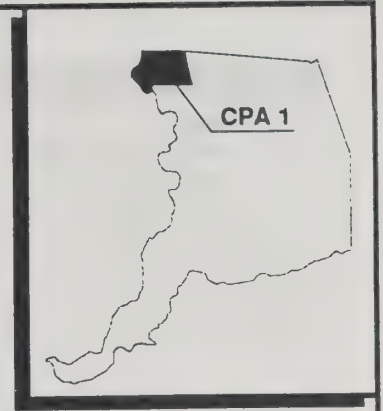
SOCIAL CHARACTERISTICS

The 1990 Census identified approximately 84 percent of the area population as White, compared to 75 percent of white population within the County-wide area. North Natomas has a smaller proportion of minority residents, in comparison to County-wide percentages, especially among Black, American Indian and Asian/Pacific Islander ethnic groups. Hispanics make up the largest minority group in the area, with 15 percent of the population. (Persons of Hispanic origin are also counted in other census racial and ethnic categories, White, Black, American Indian, Asian/Pacific and other.)

The percentage of the total population between the ages of 25 and 44 is slightly higher in North Natomas than in Sacramento County. According to the 1990 Census, families comprised 75 percent of all households in North Natomas, compared to 67 percent in Sacramento County. The 1990 Census identified 262 households within the community planning area of which 196 were family households. The community area also has a higher persons per household rate (2.66 persons) but a lower persons per family average (3.04 persons), when compared to County-wide totals.

HOUSING CHARACTERISTICS

North Natomas has a much higher percentage of its dwelling units constructed prior to 1975 than does the County average, although this is not unexpected since North Natomas had experienced very little growth in recent years. Approximately 92 percent of North Natomas' housing stock was constructed prior to 1975, which is much higher than the Sacramento County's percentage of 60 percent of the estimated 280 dwelling units within the North Natomas community planning area in 1992, 92 percent were single family dwelling units, 2 percent were 2 to 4 units and mobile homes accounted for 6 percent of total housing units. North Natomas clearly has a larger percentage of single-family dwelling units compared to the County's average of 65 percent.



COMMUNITY PLANNING AREA 1 North Natomas

Prepared by the Sacramento County Planning and Community Development Department

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	697
Total Household Population	697
Group Quarter Population	0
Number of Households	262
Persons per Household	2.66
Total Family Population	595
Number of Families	196
Persons per Family	3.04

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	1
Vacant Housing Units (For Rent in 1990)	3
Total Vacant Units (1980)	37
Total Vacant Units (1990)	11
Vacancy Rate (1980)	13%
Vacancy Rate (1990)	4%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	818	---	---
1980 Census	719	-99	-12
1990 Census	697	-22	- 3

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	259	6	15	280
1995	827	551	17	1,395
2000	1,703	1,390	21	3,114
2005	2,839	2,261	23	5,123

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	697	---	---
1995	3,140	2,443	350
2000	6,955	3,815	121
2005	11,298	4,343	62

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	237	4	0	17	280
1980	259	4	0	20	283
1985	283	4	0	24	311
1990	256	6	0	14	276
1991	260	6	0	14	280
1992	259	6	0	15	280

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	227	---	---
1980 Census	249	22	10
1990 Census	262	13	5

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	586	84%
Black	12	2
American Indian	8	1
Asian/Pacific Islander	20	3
Other	71	10
Total	697	100%
Hispanic	107	15%

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	48	7%
5-17	114	16
18-24	54	8
25-44	237	34
45-64	170	24
65 over	74	11
Total	697	100

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	17	6%
Single Person Household	49	19
Other Family-No Children <18 Years	114	43
Husband-Wife Family with Children <18 Years	62	24
Female Family Head-Children <18 Years	12	5
Male Family Head-Children <18 Years	8	3
Total Households	262	100%

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 1

North Natomas

Prepared by the Sacramento County Planning and Community Development Department

CPA 2 - RIO LINDA/ELVERTA

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Rio Linda-Elverta community planning area is located at the northern edge of Sacramento County and is bounded by Sutter and Placer counties to the north, the Natomas East Main Drainage Canal to the west, McClellan Air Force Base and 28th Street to the east and City of Sacramento to the south. The area covers approximately 12,000 acres of flat valley floor, sloping from the northeast corner to the southwest corner.

COMMUNITY CHARACTERISTICS

The nature of the Rio Linda-Elverta community planning area has changed over time from a portion of a large land grant holding, to agriculture in 1900's, to its present status as an urban and semi-rural bedroom community to the larger Sacramento metropolitan area. Many residents of the community work outside of the area but remain to live within the community to enjoy the semi-rural atmosphere and lifestyles afforded by the community. The community is rural in character with a nucleus of urban type development clustered about the intersection of 8th and "M" Streets. Significant features within the Plan area include Gibson Ranch County Park, Dry Creek and the Natomas East Main Drainage Canal. The proximity of the community planning area to McClellan Air Force Base is also of significance to the area.

POPULATION CHARACTERISTICS

The Rio Linda-Elverta community planning area has experienced steady growth over the past several decades. Rio Linda/Elverta experienced a growth rate of 10.1 percent, as its population increased from 12,694 in 1970 to 13,973 in 1980. The 1990 Census identified a population of 18,394 persons in Rio Linda-Elverta. With the parcelization of lots, and the influx of new residents, the character of the community continues to change. SACOG estimates the population of Rio Linda-Elverta to increase by 21 percent to 22,261 in 1995 and by 24 percent to 27,544 in the year 2000.

The original version of the Draft General Plan, released in late 1990, identified Rio Linda-Elverta as a new urban growth area. During hearings on the draft General Plan, the Board of Supervisors acted to continue the 1982 General Plan designations pending completion of a Community Plan for the area. The Rio Linda-Elverta Community Plan Update process, was put on indefinite hold, due to budgetary constraints. Therefore, the amount and location of growth within the area over the 20 year General Plan period is difficult to project.

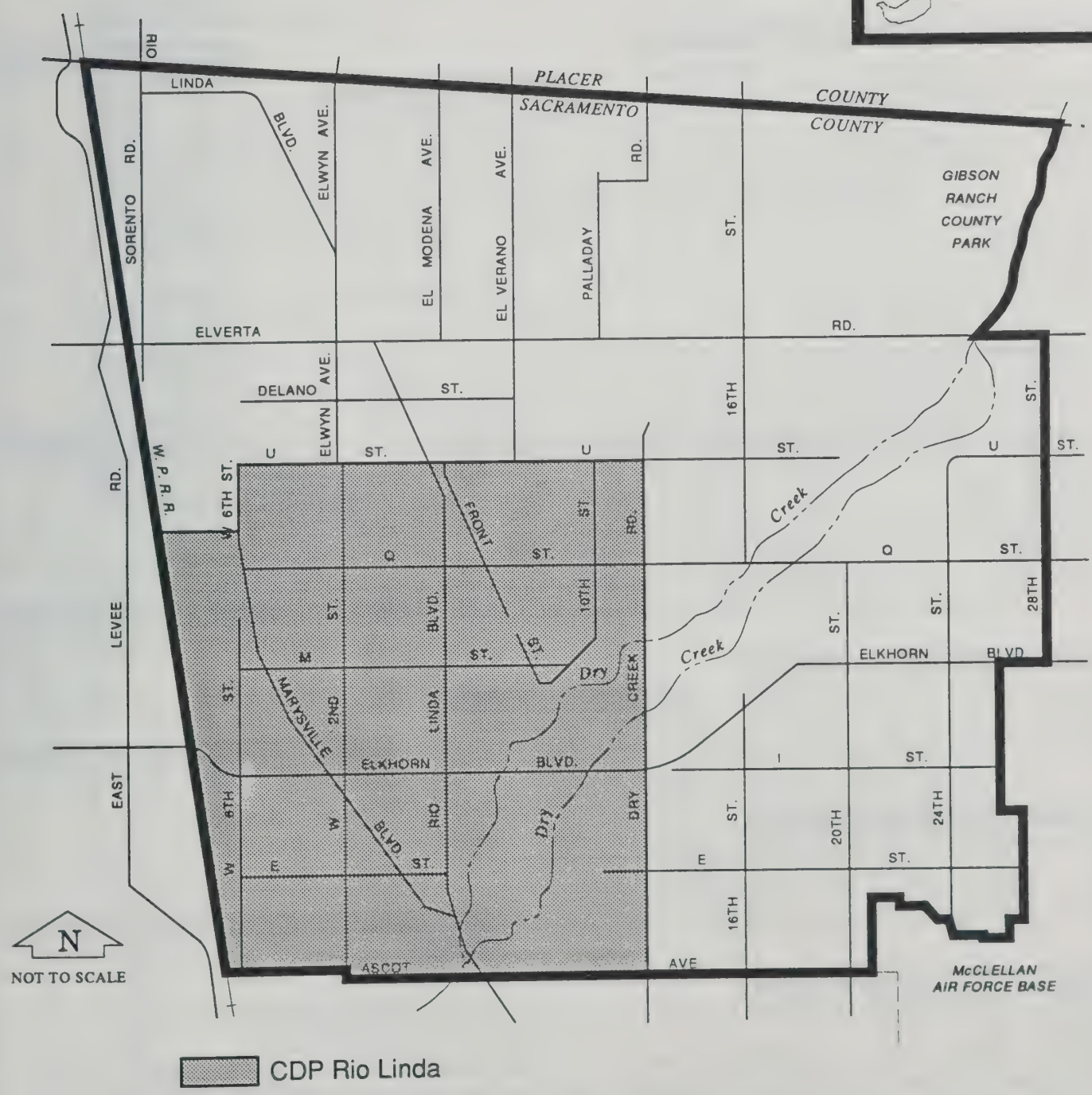
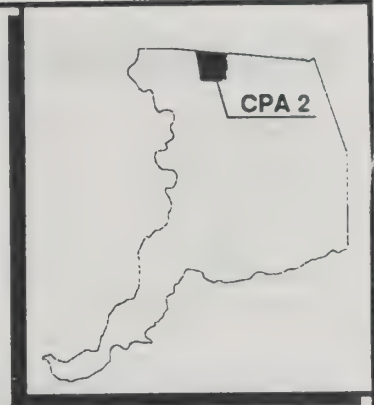
SOCIAL CHARACTERISTICS

Rio Linda-Elverta's population is approximately 89 percent white. This proportion is higher than that of the Sacramento County-wide area (75 percent). There is a smaller proportion of minority residents in Rio Linda-Elverta especially among Black, Asian/Pacific Islander and Hispanic ethnic

groups. The percentage of the total population within the 5 to 17 years category is significantly higher in the Rio Linda-Elverta area than in Sacramento County. According to the 1990 Census, families comprised 81 percent of households in Rio Linda-Elverta. The Census further identified an average of 3.08 persons per household compared to 2.58 for Sacramento County-wide area. The persons per household size for the community area has decreased from 3.87 persons in 1960 to 3.7 persons in 1970 and 3.16 persons in 1980. Between 1980 and 1990, the total number households in Rio Linda-Elverta increased from 4,391 to 5,975, reflecting a growth rate of approximately 36 percent. Median income in Rio Linda CDP is \$32,335, about \$40 above Sacramento County median. The proportion of Rio Linda CDP residents who have graduated from college is significantly lower than the County averages. Approximately 16 percent of the area's population graduated from college, compared to 32 percent within the County. Workers in the Rio Linda CDP are concentrated in Managerial and Professional Specialty category. Approximately 1,070 residents of a total CDP population of 9,443 were considered to be living in poverty in 1990.

HOUSING CHARACTERISTICS

The Rio Linda-Elverta area, in 1992, had an estimated 6,259 dwelling units, of which 92 percent were single family units, 2 percent were 2-4 units, 2 percent were 5 or more dwelling units and 4 percent were mobile home units. The percentage of single family dwelling units is greater than the County average of 65 percent. The 1990 Census identified a vacancy rate of 3.1 percent in the plan area. In comparison to other communities within the unincorporated area of Sacramento County, the Rio Linda-Elverta community area has a higher percentage of housing stock constructed prior to 1975. Approximately 63 percent of the community's housing stock was constructed prior to 1975. Median rent in the Rio Linda CDP is \$558.



COMMUNITY PLANNING AREA 2 Rio Linda-Elverta

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	374	6	354	6
High School (1-4 Yrs)	1,152	18	976	17
High School Grad	2,447	37	2,093	36
Some College	1,609	25	1,467	25
Associate Degree	475	7	466	8
Bachelor's Degree	300	5	300	5
Graduate/Professional Degree	190	3	190	3

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	167	5
1985-88	483	15
1980-84	328	10
1970-79	505	15
1960-69	598	18
1950-59	773	24
1940-49	251	8
1930 & older	183	6
Total	3,288	100
Median Year	1967	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	369	12
10,000-19,999	558	18
20,000-29,999	439	14
30,000-39,999	605	19
40,000-49,999	501	16
50,000-59,999	363	11
>60,000	351	11
	3,186	100
Median Income:	\$32,335	
Mean Income:	\$36,407	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	343	33
Professional Specialty	203	19
Technical, Sales & Administrative Support:		
Technicians & Related Support	43	4
Sales	239	23
Administrative Support, including Clerical	137	13
Service Occupations:		
Private Household	0	0
Protective Service	17	2
Service, except protective & household	34	3
Farming, Forestry & Fishing Occupations	5	<1
Precision production, craft & repair occupations	19	2
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	0	0
Transportation & material moving	4	<1
Handlers, equipment cleaners, helpers & laborers	7	<1

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	63	8
200-299	42	6
300-399	103	14
400-499	91	12
500-599	129	17
600-699	104	14
>700	218	29
Total	750	100
Median Rent	\$558	
Mean Rent	\$570	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	882	196
6-11	710	144
12-17	861	112
18-24	592	109
25-34	1,605	162
35-44	1,412	152
45-54	885	76
55-64	706	67
>65	718	54
Totals	8,371	1,072
Racial Groups		
White	7,633	947
Black	136	21
Amer. Indian	206	31
Asian Islander	180	27
Other	216	46
Hispanic	557	88

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	18,394
Total Household Population	18,340
Group Quarter Population	54
Number of Households	5,975
Persons per Household	3.07
Total Family Population	16,167
Number of Families	4,843
Persons per Family	3.34

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	16,323	89%
Black	478	2
American Indian	403	2
Asian/Pacific Islander	491	3
Other	699	4
Total	18,394	100%
Hispanic	1,534	8%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	33
Vacant Housing Units (For Rent in 1990)	75
Total Vacant Units (1980)	239
Total Vacant Units (1990)	192
Vacancy Rate (1980)	5.2%
Vacancy Rate (1990)	3%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	12,694	---	---
1980 Census	13,973	1,279	10
1990 Census	18,394	4,421	32

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	18,394	---	---
1995	22,261	3,867	21
2000	27,544	5,283	24
2005	33,306	5,762	21

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,516	8%
5-17	4,327	24
18-24	1,326	7
25-44	6,342	34
45-64	3,473	19
65 over	1,410	8
Total	18,394	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	5,689	332	332	6,259
1995	6,720	494	265	7,479
2000	8,307	753	308	9,368
2005	10,072	1,009	350	11,431

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	3,643	62	45	111	3,861
1980	4,109	70	45	129	4,353
1985	4,713	70	45	175	5,003
1990	5,500	169	137	233	6,039
1991	5,635	171	137	235	6,178
1992	5,689	175	157	238	6,259

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	3,405	---	---
1980 Census	4,391	986	29
1990 Census	5,975	1,584	36

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	310	5%
Single Person Household	822	14
Other Family-No Children <18 Years	2,011	34
Husband-Wife Family with Children <18 Years	2,114	35
Female Family Head-Children <18 Years	540	9
Male Family Head-Children <18 Years	178	3
Total Households	5,975	100%

** Information based upon Rio Linda Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 2 Rio Linda-Elverta

Prepared by the Sacramento County Planning and Community Development Department



CPA 3 - NORTH HIGHLANDS

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The North Highlands community planning area is located in the northern portion of Sacramento County. Is bounded by the Sacramento-Placer County line on the north; the Southern Pacific railroad tracks, Daly Avenue, Interstate 80 and Garfield Road on the east; Cypress Avenue, Winding Way and the Sacramento City limits to the south; and 28th Street and McClellan Air Force Base on the west. These boundaries contain approximately 10,300 acres of land encompassing three identifiable communities known as North Highlands, Hillsdale-Foothill Corridor and the Auburn-Madison area.

COMMUNITY CHARACTERISTICS

The North Highlands community plan area includes the entire McClellan Air Force Base area. The community is generally suburban in character, with a variety of uses, including industrial, commercial and residential. Industrial uses such as warehousing, manufacturing, assembling of materials, are dominant within the Base and around the Southern Pacific railroad tracks. Commercial services include strip commercial uses along Auburn Boulevard and Watt Avenue, and a subregional mall located at the intersection of Auburn Boulevard and Madison Avenue. Residential uses within the area range from rural residential lots to higher density apartment uses. Major issues currently facing the community include: the status of McClellan Air Force Base; noise generated from McClellan Air Force Base; the Southern Pacific railroad tracks, and congested freeways; extensive strip commercial development; and inadequate circulation to link the area with other surrounding communities.

POPULATION CHARACTERISTICS

The population of the North Highlands community in 1970 was estimated at 48,445 residents, growing to 58,804 by 1980 and more than 72,000 residents by the 1990 census. The community had an average growth rate of 23 percent from 1980 to 1990. Population projections for the community planning area anticipate that the area will experience rather modest growth within the next few years, as the population size will increase by 2,277 residents from 1990 to 1995, 1,109 residents from 1995 to 2000, and finally, 1,084 residents from 2000 to 2005. The 2010 General Plan does not identify major changes for the Plan area; therefore, population growth will occur primarily through infill and reuse activities.



SOCIAL CHARACTERISTICS

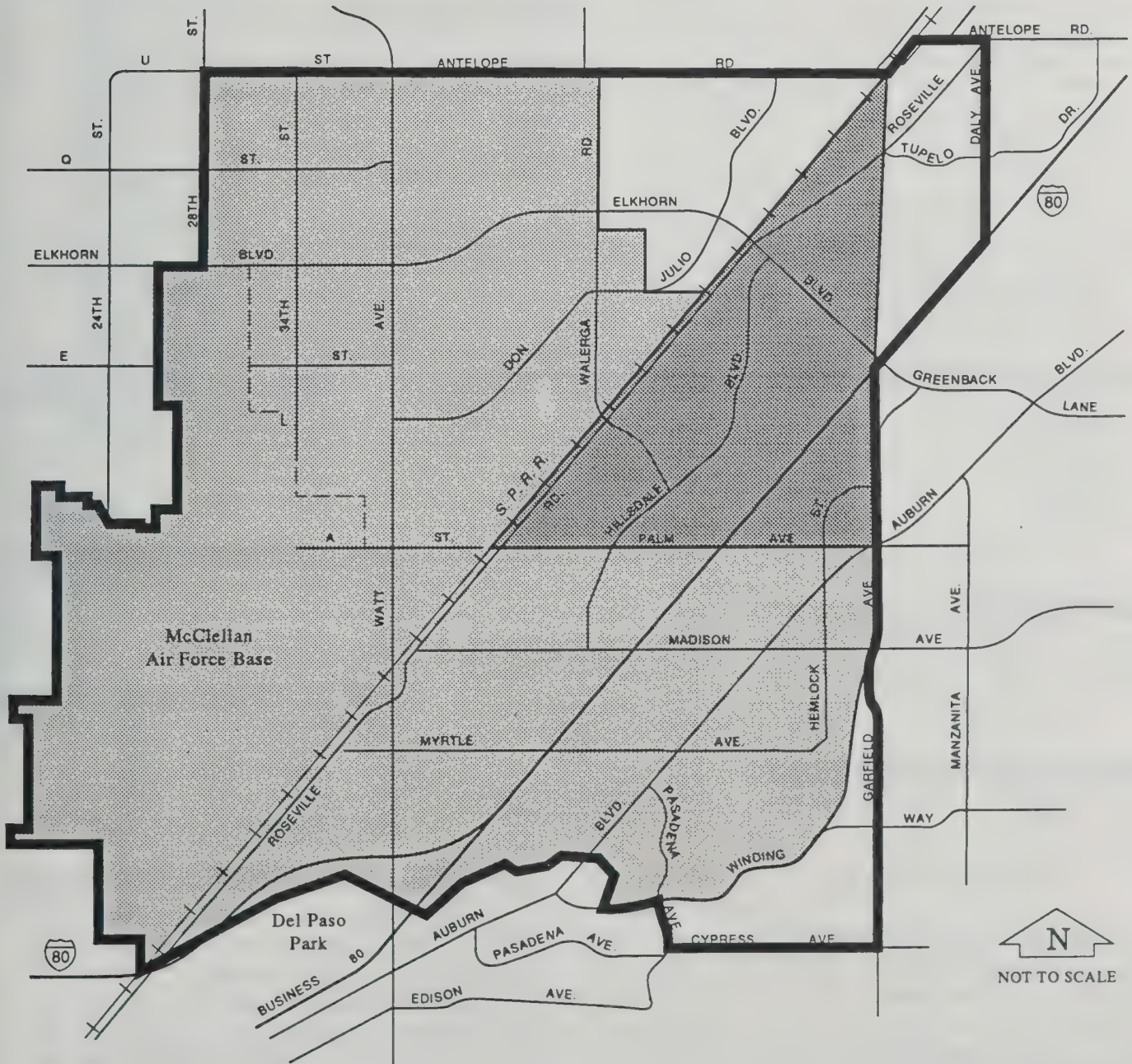
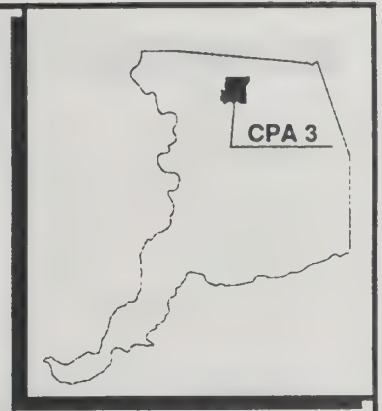
The ethnic make-up of North-Highlands does not differ markedly from the County's. There are slightly more Whites, Blacks and Hispanics and fewer Asian/Pacific Islanders and American Indians than of County averages. Whites comprise 79 percent of the population and Blacks 10 percent. Nine percent of Census respondents identify themselves as of Hispanic origin. (Persons of Hispanic origin are also counted in the other Census racial and ethnic categories (White, Black,

American Indian, Asian/Pacific Islander, and other.) There is a comparatively greater concentration of Southeast Asian refugees within the North Highlands community planning area. The percentage of total population 44 years is higher in the North Highlands area in comparison to County averages. Median income in the North Highlands CDP is \$27,025, approximately \$5,200 below the County's averages. Majority of North Highlands/ Foothill Farms CDP area population is employed in the Technical, Sales and Administrative support category with heavy employment in the Administrative Support and Clerical subcategory. Approximately 5 percent or 8,146 residents of the North Highlands/Foothill Farms CDP were considered to be living in poverty in the year 1990.

HOUSING CHARACTERISTICS

The composition of the housing supply in North Highlands has changed significantly from 1975 to 1990. Multiple family housing increased from 24 percent of total housing units in 1975 to 34 percent in 1990. This trend is expected to continue throughout the next decade as multiple family units are projected to total approximately 38 percent of the housing stock in the year 2005. Approximately 69 percent of the single family housing units within the community planning area were constructed prior to 1975. Replacement and/or rehabilitation of older units may be necessary to maintain the quality of housing stock. The North Highlands average household size decreased from 3.99 persons per household in 1960 to 3.67 in 1970 and 2.84 in 1980. The 1990 census indicates the North Highlands average persons per household size at 2.7 persons. Information from the North Highlands/Foothills Farm CDP area revealed that 30 percent of the current housing stock were constructed prior to 1960. Median rent in the CDP area in 1990 was \$537.

-  North Highlands CDP
-  Foothill Farms CDP



COMMUNITY PLANNING AREA 3 North Highlands-Foothill Farms

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	1,888	4	1,737	5
High School (1-4 Yrs)	6,729	16	4,982	14
High School Grad	13,457	32	10,901	31
Some College	12,742	30	10,422	29
Associate Degree	3,853	9	3,534	10
Bachelor's Degree	3,026	7	2,881	8
Graduate/Professional Degree	1,233	3	1,198	3

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	211	1
1985-88	2,546	11
1980-84	2,064	9
1970-79	6,164	27
1960-69	5,064	22
1950-59	5,995	26
1940-49	590	3
1930 & older	296	1
Total	22,930	100
Median Year	1965 (North Highlands CDP)	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	2,599	12
10,000-19,999	4,102	19
20,000-29,999	4,899	22
30,000-39,999	3,645	17
40,000-49,999	2,912	13
50,000-59,999	1,794	8
>60,000	1,904	9
	21,855	100
Median Income:	\$27,025 (North Highlands CDP)	
Mean Income:	\$31,190 (North Highlands CDP)	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	3,205	12
Professional Specialty	2,008	8
Technical, Sales & Administrative Support:		
Technicians & Related Support	994	4
Sales	3,289	12
Administrative Support, including Clerical	6,109	23
Service Occupations:		
Private Household	95	<1
Protective Service	585	2
Service, except protective & household	3,334	12
Farming, Forestry & Fishing Occupations	312	1
Precision production, craft & repair occupations	3,702	14
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	891	3
Transportation & material moving	1,135	4
Handlers, equipment cleaners, helpers & laborers	1,185	4

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	91	1
200-299	33	3
300-399	788	7
400-499	2,968	28
500-599	2,403	23
600-699	1,876	18
>700	1,992	19
Total	10,451	100
Median Rent	\$537 (North Highlands CDP)	
Mean Rent	\$553 (North Highlands CDP)	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	4,756	1,566
6-11	4,041	1,073
12-17	3,471	880
18-24	5,473	1,407
25-34	10,811	1,442
35-44	7,370	929
45-54	4,737	324
55-64	4,752	265
>65	4,386	260
Totals	49,797	8,146
Racial Groups		
White	40,319	5,567
Black	4,443	1,072
Amer. Indian	792	221
Asian/Islander	2,459	903
Other	1,784	383
Hispanic	4,212	804

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	72,426
Total Household Population	71,533
Group Quarter Population	893
Number of Households	26,483
Persons per Household	2.70
Total Family Population	58,537
Number of Families	18,752
Persons per Family	3.12

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	57,428	79%
Black	6,883	10
American Indian	1,035	1
Asian/Pacific Islander	4,270	6
Other	2,810	4
Total	72,426	100%
Hispanic	6,554	9%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	149
Vacant Housing Units (For Rent in 1990)	950
Total Vacant Units (1980)	1,369
Total Vacant Units (1990)	1,329
Vacancy Rate (1980)	6.4%
Vacancy Rate (1990)	4.8%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	48,445	---	---
1980 Census	58,804	10,359	21
1990 Census	72,426	13,622	23

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	6,980	10%
5-17	13,901	19
18-24	8,396	12
25-44	26,185	36
45-64	11,708	16
65 over	5,256	7
Total	72,426	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	16,908	9,877	1,573	28,358
1995	16,977	10,323	1,599	28,899
2000	17,081	11,008	1,642	29,731
2005	17,181	11,677	1,682	30,540

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	72,426	---	---
1995	74,703	2,277	3
2000	75,812	1,109	2
2005	76,896	1,084	2

HISTORICAL HOUSING-UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	11,612	2,528	1,599	1,234	16,973
1980	14,470	4,176	1,847	1,594	22,087
1985	16,319	4,368	2,183	1,564	24,434
1990	16,843	3,549	6,300	1,572	28,264
1991	16,879	3,561	6,314	1,573	28,327
1992	16,908	3,563	6,314	1,573	28,358

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	12,784	---	---
1980 Census	20,211	7,427	58
1990 Census	26,483	6,272	31

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	2,300	9%
Single Person Household	5,431	20
Other Family-No Children <18 Years	7,927	30
Husband-Wife Family with Children <18 Years	6,934	26
Female Family Head-Children <18 Years	3,113	12
Male Family Head-Children <18 Years	778	3
Total Households	26,483	100%

** Information based upon North Highlands & Foothill Farms Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 3 North Highlands-Foothill Farms

Prepared by the Sacramento County Planning and Community Development Department



CPA 4 - CITRUS HEIGHTS

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Citrus Heights community planning area, covering approximately 11,000 acres, is located on the northern edge of Sacramento County, just below the Placer County line and the City of Roseville. The planning area is bounded by Kenneth Avenue and Fair Oaks Boulevard to the east; Madison Avenue to the south; and Garfield Avenue, Interstate 80, Daly Avenue, Antelope Road and the Southern Pacific railroad tracks to the west.

COMMUNITY CHARACTERISTICS

The Citrus Heights planning area is a diverse community, including large intensely developed commercial centers located along side of wooded streams which wander through the area. Interstate 80, which cuts through the northwest section of the community, provides easy access to downtown Sacramento, McClellan Air Force Base and Roseville. The community contains a significant amount of commercial development, including Sunrise and Birdcage Malls as well as smaller developments along Greenback Lane, Auburn Boulevard and Madison Avenue. A variety of residential housing types, from major apartment complexes to semi-rural areas, exist within the community.

POPULATION CHARACTERISTICS

Population growth in Citrus Heights has been extremely rapid since 1970. In the period from 1970 to 1980, the population of Citrus Heights grew from approximately 43,000 to 86,000 persons, for a growth of 43,000 residents in 10 years. The community population further grew by 13,000 persons from 1980 to 1990 to a total of 99,000 persons. The population growth trend should continue past 1990, but will begin to taper off as the population draws nearer to the holding capacity of the community, presently projected at around 110,000 persons. The area population is projected to increase moderately from 98,977 residents in 1990 to 102,470 in 1995 and 105,867 residents in the year 2000.

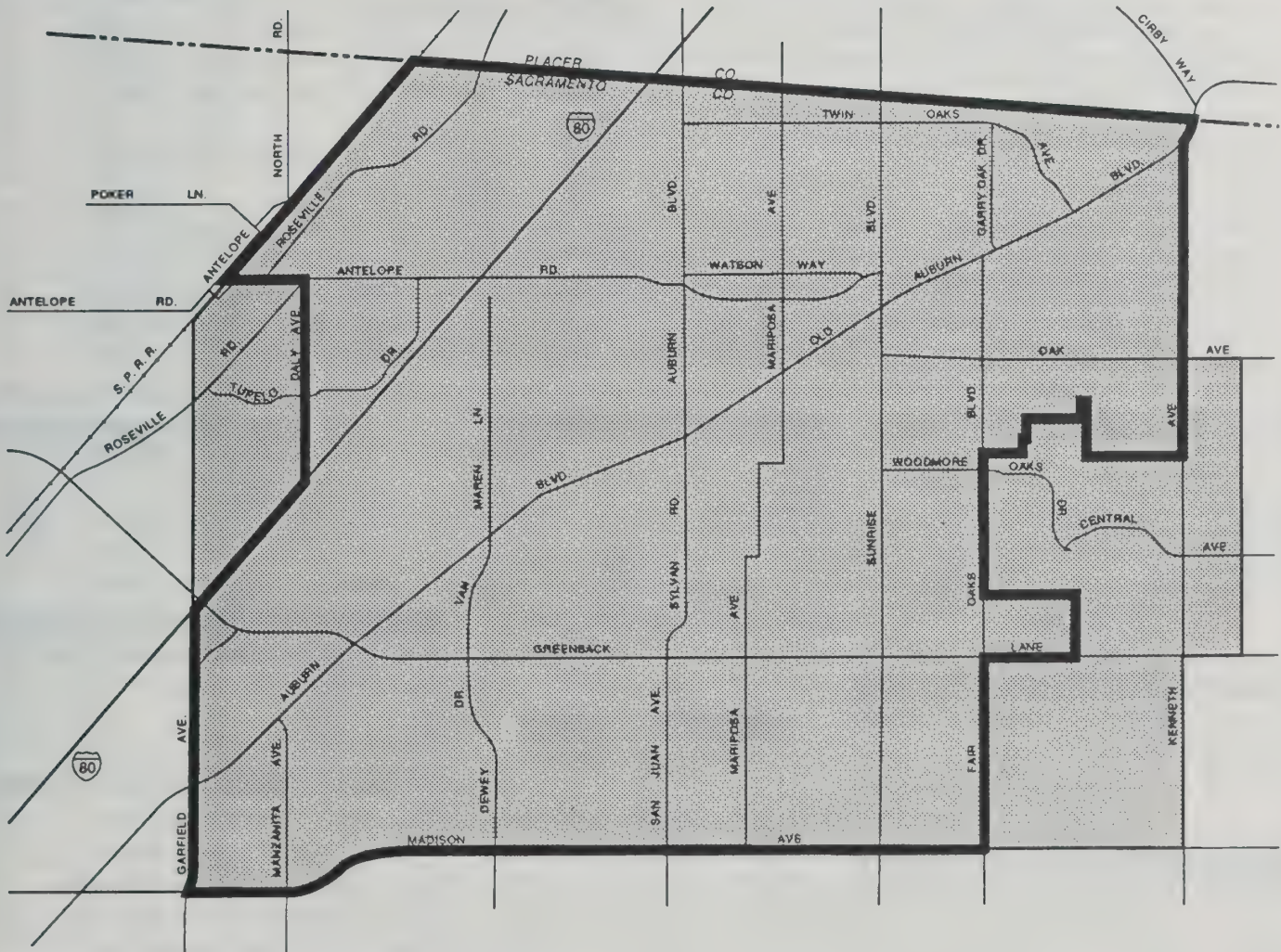
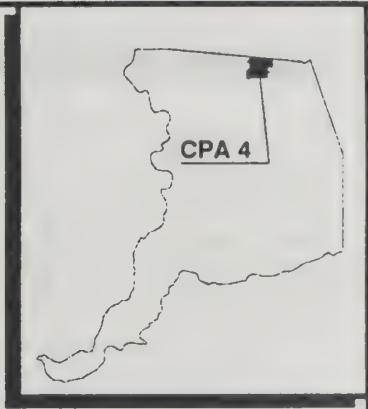
SOCIAL CHARACTERISTICS


Similar to most of the suburban communities in the northern portion of the County, the population of Citrus Heights is predominantly White. The 1990 Census identifies over 91 percent of Citrus Heights' residents as White. Persons of Hispanic origin make up the largest minority group at 7 percent. -Persons of Hispanic origin are also counted in the other Census racial and ethnic categories (White, Black, American Indian, Asian/Pacific Islander, and Other)-. Asian/Pacific Islanders comprise 3 percent of the population; and approximately 2 percent of the population are either Black, American Indian or Others. Most Citrus Heights residents live in married-family households, as the percentage of single-person, male-headed and female-headed households are lower than the County's percentages. The age distribution of Citrus Heights residents does not differ significantly from County averages. Median household income in the Citrus Heights CDP

area is \$35,748, about \$2,500 above the County average. The percentage of persons below poverty level for the CDP is 6 percent below the County's percentage. Approximately 7 percent or 7,735 residents of the Citrus Heights CDP area were considered living in poverty in 1990. Majority of Citrus Heights CDP area residents are employed in the Technical, Sales and Administrative Support category (38 percent).

HOUSING CHARACTERISTICS

In 1992, the Citrus Heights area was estimated to contain 40,455 dwelling units, of which 62 percent were single family, 11 percent were 2-4 units, 21 percent were 5 or more dwelling units and 6 percent have mobile home units. Citrus Heights' housing composition is very similar to the County's housing composition. The explosive population growth experienced by the community area in the 1970's is very evident when examining the community historical housing unit growth trends. The total housing stock in Citrus Heights increased by 21,385 units or 112 percent, growing from 19,070 housing units in 1975 to 40,455 in 1992. Similar to many of the communities within the unincorporated area of Sacramento County that experienced growth in the 1970's and 1980's, the Citrus Heights community area has a higher percentage of housing stock constructed after 1975. Less than half of the current housing stock within the planning area were constructed prior to 1975. Citrus Heights is anticipated to experience modest housing unit growth over the next 10-15 years, as the community plan area is near buildout. SACOG estimates a total of 3,601 new units to be constructed within the area by the year 2005, of which majority of the new housing construction will be in the multi-family category. It is anticipated that 2,141 multi-family units will be constructed by 2005, comprising up to 60 percent of total new housing growth. Results from the 1990 Census revealed the Citrus Heights community to have a vacancy rate of 5 percent. Median rent in the Citrus Heights CDP area is \$612, slightly higher than the County's average (\$527).



 Citrus Heights CDP



COMMUNITY PLANNING AREA 4 Citrus Heights

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	2,194	3	2,136	3
High School (1-4 Yrs)	9,151	12	7,186	11
High School Grad	21,484	27	18,069	27
Some College	24,697	31	20,761	30
Associate Degree	7,679	10	6,989	10
Bachelor's Degree	10,056	13	9,606	14
Graduate/Professional Degree	3,506	4	3,450	5

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	1,034	2
1985-88	5,519	13
1980-84	5,883	14
1970-79	18,510	43
1960-69	6,874	16
1950-59	4,140	10
1940-49	543	1
1930 & older	501	1
Total	43,004	100
Median Year	1975	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	3,037	7
10,000-19,999	5,960	15
20,000-29,999	7,344	18
30,000-39,999	6,812	17
40,000-49,999	6,020	15
50,000-59,999	4,783	12
>60,000	6,992	17
	40,948	100
Median Income:	\$35,748	
Mean Income:	\$40,039	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	8,494	15
Professional Specialty	6,371	11
Technical, Sales & Administrative Support:		
Technicians & Related Support	2,182	4
Sales	8,194	15
Administrative Support, including Clerical	10,692	19
Service Occupations:		
Private Household	196	1
Protective Service	827	2
Service, except protective & household	5,647	10
Farming, Forestry & Fishing Occupations	501	1
Precision production, craft & repair occupations	7,283	13
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	1,572	3
Transportation & material moving	1,837	3
Handlers, equipment cleaners, helpers & laborers	1,996	4

GROSS RENT**

Price	# of Units	Percentage
\$0-99	3	<1
100-199	70	1
200-299	182	1
300-399	550	3
400-499	3,245	19
500-599	3,896	23
600-699	3,086	19
>700	5,630	34
Total	16,662	100
Median Rent	\$612	
Mean Rent	\$649	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	8,225	1,288
6-11	8,865	997
12-17	7,682	769
18-24	9,348	1,198
25-34	19,352	1,361
35-44	17,345	939
45-54	10,385	381
55-64	7,816	300
>65	9,472	502
Totals	98,501	7,735
Racial Groups		
White	90,195	6,777
Black	1,946	462
Amer. Indian	999	102
Asian Islander	3,436	146
Other	1,925	248
Hispanic	6,541	708

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	98,977
Total Household Population	98,522
Group Quarter Population	455
Number of Households	37,912
Persons per Household	2.60
Total Family Population	80,363
Number of Families	26,172
Persons per Family	3.07

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	90,328	91%
Black	2,241	2
American Indian	1,115	2
Asian/Pacific Islander	3,163	3
Other	2,130	2
Total	98,977	100%
Hispanic	6,836	7%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	200
Vacant Housing Units (For Rent in 1990)	1,459
Total Vacant Units (1990)	2,162
Total Vacant Units (1990)	1,989
Vacancy Rate (1980)	6.5%
Vacancy Rate (1990)	5.0%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	42,761	---	---
1980 Census	85,911	43,150	101
1990 Census	98,977	13,066	15

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	7,719	8%
5-17	18,595	19
18-24	10,093	10
25-44	35,443	36
45-64	17,501	17
65 over	9,626	10
Total	98,977	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	25,273	12,913	2,269	40,455
1995	25,523	13,440	2,381	41,344
2000	25,908	14,255	2,553	42,716
2005	26,281	15,054	2,721	44,056

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	98,977	---	---
1995	102,470	3,493	4
2000	105,867	3,397	3
2005	109,191	3,324	3

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	13,004	2,411	2,380	1,275	19,070
1980	19,482	4,492	3,886	1,544	29,404
1985	21,683	4,695	4,455	1,820	32,653
1990	24,892	4,356	8,073	2,268	39,589
1991	25,141	4,379	8,285	2,268	40,073
1992	25,273	4,391	8,522	2,269	40,455

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	12,015	---	---
1980 Census	30,871	18,856	157
1990 Census	37,912	7,041	23

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	3,183	8%
Single Person Household	8,557	23
Other Family-No Children <18 Years	12,221	32
Husband-Wife Family with Children <18 Years	10,023	27
Female Family Head-Children <18 Years	3,072	8
Male Family Head-Children <18 Years	856	2
Total Households	37,912	100%

** Information based upon Citrus Heights
Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 4 Citrus Heights

Prepared by the Sacramento County Planning and Community Development Department

CPA 5 - ORANGEVALE

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Orangevale Community Planning Area lies in the northeastern corner of the County adjacent to the City of Folsom, encompassing 6,300 acres of land. The boundaries of the Planning area include the Sacramento-Placer County line to the north, Madison Avenue to the south, Folsom City limits to the east, and Kenneth Avenue and Fair Oaks Boulevard to the west.

COMMUNITY CHARACTERISTICS

The Orangevale planning area was originally subdivided around the turn of the century as citrus fruit ranches. The parcelization of the area into 10-acre tracts during this period has strongly influenced the development and character of the community, as the area subsequently developed with scattered rural and semi-urban development. This event has further limited the number of large scale, planned subdivisions. Urban uses have been developed primarily in the southern portion of the plan area.

POPULATION CHARACTERISTICS

Orangevale experienced major population growth in the 1950's, due to the construction of Folsom Dam, Folsom State Park and nearby aerospace industries that offered employment opportunities. During that period, the population of the area grew from 1,600 to 11,959 persons, representing a growth rate of more than 600 percent. The population of Orangevale was 28,496 in 1990, which represented a gain of over 7,900 people from 1980. The area's population is expected to increase moderately to 29,551 in 1995 and up to 31,573 persons by the year 2000.

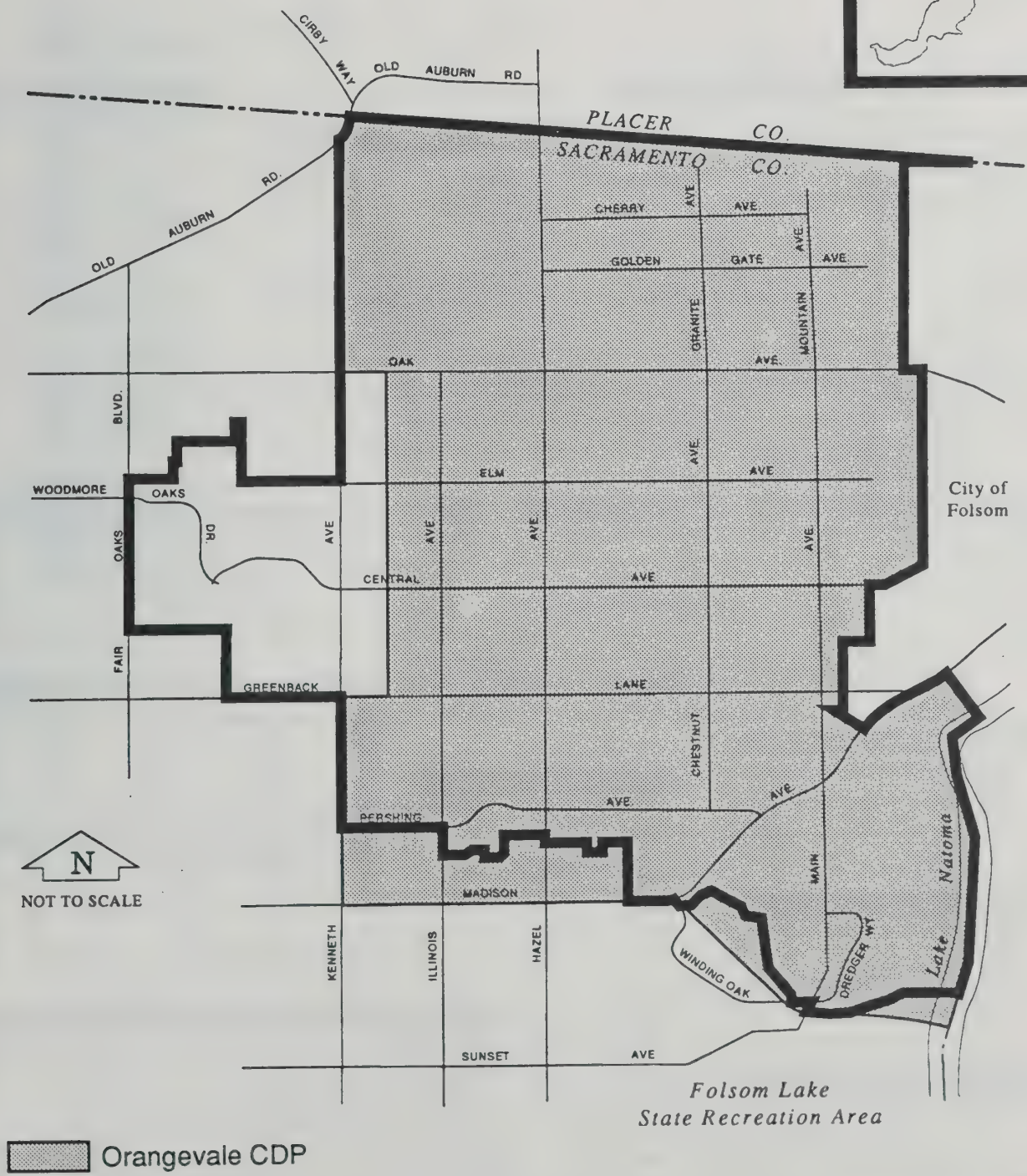
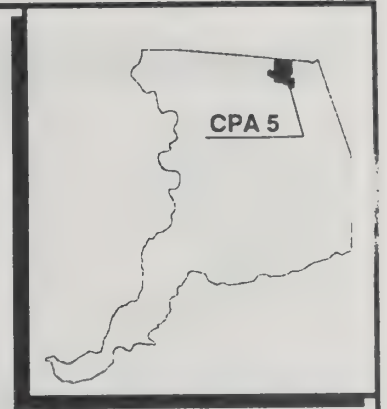
SOCIAL CHARACTERISTICS

The 1990 Census identifies the race/ethnicity of 94 percent of Orangevale residents as White. The community has 6 percent of its population reporting Hispanic origins in comparison to 12 percent for the Sacramento region as a whole (Persons of Hispanic origin are also counted in the other Census racial/ethnic categories, i.e. White, Black, etc.) In examining the 1990 Census housing type composition, it is evident that the majority of Orangevale residents live in married-family households. Approximately 66 percent of Orangevale households consist of husband-wife/no children and husband-wife with children households. This percentage is significantly higher in comparison to County's percentage of 50 percent. In comparison to the County as a whole, Orangevale has a lower percentage of single-person, single parent male-head-of and single parent female-head-of households when compared to County totals. Median income in the Orangevale CDP area is \$46,726, compared to \$32,297 within the County. Orangevale workers are distributed across occupations in a pattern which is comparable to that in the County as a whole. Only 1,868 of the total 26,041 residents in the Orangevale CDP area, or 7 percent, were considered living in poverty.

HOUSING CHARACTERISTICS

Similar to most of the suburban communities in the northern portion of the County, Orangevale experienced rapid housing growth in the 1970's and 1980's, as the community's housing stock increased from 5,755 units in 1975 to 10,400 units in 1992, representing an addition of almost 4,700 units. Less than 56 percent of the current housing stock within the planning area was constructed prior to 1975. In 1992, the Orangevale area was estimated to contain 10,400 dwelling units, of which 80 percent were single-family, 4 percent were 2-4 units, 12 percent were 5 or more dwelling units and 4 percent were mobile homes. Orangevale has a significantly higher proportion of single-family residential units than the County (80 percent versus 65 percent). Orangevale is anticipated to experience modest housing growth over the next 10 to 15 years, as the community plan area is near buildout (based upon current Community Plan designations). A total of 2,359 new units are expected to be constructed within the area by the year 2005, of which the majority of the new housing construction will be in the single-family category. It is anticipated that slightly more than 2,000 single family dwelling units will be constructed by 2005. Median rent in the Orangevale CDP area is \$646, which is much higher than the County's figure of \$527.

The holding capacity of the community plan area may increase in the near future thus allowing for additional population growth to occur. This scenario is contingent upon the approval of urban type residential development within a portion of the Agricultural-Residential area of the community. During the December 1992 General Plan Update deliberations, the Board of Supervisors granted approval to property owner requests that an Agricultural-Residentially zoned area, located south of Oak Lane, between Kenneth Avenue and the Folsom City limits, should not be precluded from urbanization. As a result, the Board approved locating the area within the Urban Policy boundary of the General Plan, thus allowing for urbanization to occur. However, urban designations have yet to be applied for this area.



COMMUNITY PLANNING AREA 5 Orangevale

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	581	3	571	3
High School (1-4 Yrs)	2,291	12	1,893	11
High School Grad	4,859	26	4,211	25
Some College	5,868	31	5,152	30
Associate Degree	1,801	10	1,687	10
Bachelor's Degree	2,647	14	2,586	15
Graduate/Professional Degree	866	5	866	5

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	274	3
1985-88	1,363	14
1980-84	1,550	16
1970-79	2,357	24
1960-69	1,732	18
1950-59	1,931	20
1940-49	292	3
1930 & older	225	2
Total	9,724	100
Median Year	1973	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	803	9
10,000-19,999	1,068	11
20,000-29,999	1,422	15
30,000-39,999	1,527	16
40,000-49,999	1,415	15
50,000-59,999	1,103	12
>60,000	2,160	23
	9,498	100
Median Income:	\$39,442	
Mean Income:	\$44,868	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	1,913	15
Professional Specialty	1,833	14
Technical, Sales & Administrative Support:		
Technicians & Related Support	516	4
Sales	1,840	14
Administrative Support, including Clerical	2,205	17
Service Occupations:		
Private Household	22	<1
Protective Service	341	3
Service, except protective & household	936	7
Farming, Forestry & Fishing Occupations	182	1
Precision production, craft & repair occupations	1,677	13
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	309	2
Transportation & material moving	395	3
Handlers, equipment cleaners, helpers & laborers	517	4

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	49	2
200-299	91	3
300-399	57	2
400-499	410	15
500-599	464	17
600-699	495	18
>700	1,134	42
Total	2,700	100
Median Rent	\$646	
Mean Rent	\$683	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	1,975	325
6-11	2,275	260
12-17	2,198	176
18-24	1,736	211
25-34	4,113	319
35-44	4,603	194
45-54	2,805	110
55-64	2,154	95
>65	2,314	178
Totals	24,173	1,868
Racial Groups		
White	22,882	1,703
Black	176	12
Amer. Indian	204	86
Asian Islander	593	63
Other	318	4
Hispanic	1,124	143

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	28,496
Total Household Population	28,344
Group Quarter Population	152
Number of Households	10,103
Persons per Household	2.81
Total Family Population	24,531
Number of Families	7,729
Persons per Family	3.17

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	26,791	94%
Black	285	1
American Indian	295	1
Asian/Pacific Islander	659	2
Other	466	2
Total	28,496	100%
Hispanic	1,643	6%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	73
Vacant Housing Units (For Rent in 1990)	180
Total Vacant Units (1980)	346
Total Vacant Units (1990)	345
Vacancy Rate (1980)	4.8%
Vacancy Rate (1990)	3.3%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	16,493	---	---
1980 Census	20,585	4,092	25
1990 Census	28,496	7,911	38

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	28,496	---	---
1995	29,551	1,055	4
2000	31,573	2,022	7
2005	34,924	3,351	11

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	3,489	---	---
1980 Census	6,869	2,380	53
1990 Census	10,103	3,234	47

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	2,056	7%
5-17	6,007	21
18-24	2,286	8
25-44	10,047	35
45-64	5,441	19
65 over	2,659	10
Total	28,496	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	8,353	1,611	436	10,400
1995	8,730	1,686	446	10,862
2000	9,311	1,802	463	11,576
2005	10,371	1,910	478	12,759

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	5,063	204	94	395	5,755
1980	6,325	449	217	412	7,403
1985	7,014	478	659	428	8,579
1990	8,125	414	1,109	434	10,082
1991	8,269	418	1,147	436	10,270
1992	8,353	434	1,177	436	10,400

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	607	6%
Single Person Household	1,767	18
Other Family-No Children <18 Years	3,472	34
Husband-Wife Family with Children <18 Years	3,265	32
Female Family Head-Children <18 Years	734	7
Male Family Head-Children <18 Years	258	3
Total Households	10,103	100%

** Information based upon Orangevale Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 5 Orangevale

Prepared by the Sacramento County Planning and Community Development Department



CPA 6 - FOLSOM

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Folsom Community Planning Area lies in the eastern portion of Sacramento County. The Placer-Sacramento County line runs to the north, the El Dorado County line forms the eastern boundary, the American River, Folsom City limits and San Juanita Avenue forms the western boundary, while to the south, the area is bounded by White Rock Road and U.S. Highway 50. The Folsom CPA includes the incorporated City of Folsom as well as a small amount of adjacent unincorporated land.

COMMUNITY CHARACTERISTICS

The Folsom planning area has a unique physical landscape, consisting of gentle rolling hills and special scenic features such as the presence of Folsom Dam and Lake, Lake Natoma and the city of Folsom. Other major landmarks of the community include Folsom Prison, Folsom Powerhouse, Nimbus Fish Hatchery and gold dredger tailing pipes. Although still regarded as a bedroom community, where residents seek employment in other areas, Folsom has recently developed a significant employment base of business parks catering to the technologically sophisticated electronic industry. The area has also recently experienced residential growth by attracting new residents to enjoy the natural terrain and proximity to Folsom Lake and Folsom State Park.

POPULATION CHARACTERISTICS

In 1990, 29,802 people lived in the Folsom CPA, including the incorporated area of the City of Folsom and the unincorporated area of the County. The area experienced a population growth rate of 172 percent from 1980 to 1990, as the population increased by 18,831 persons. The census count in 1990 includes data on inmates of Folsom prison. In 1990, there were approximately 6,700 persons counted as inmates of the correctional facilities. The Folsom community planning area is anticipated to continue experiencing steady growth over the next several years. Its population is anticipated to increase by 49 percent or 14,695 residents from 1990 to 1995, by 12,305 persons from 1995 to 2000, and by 12,058 persons from 2000 to 2005.

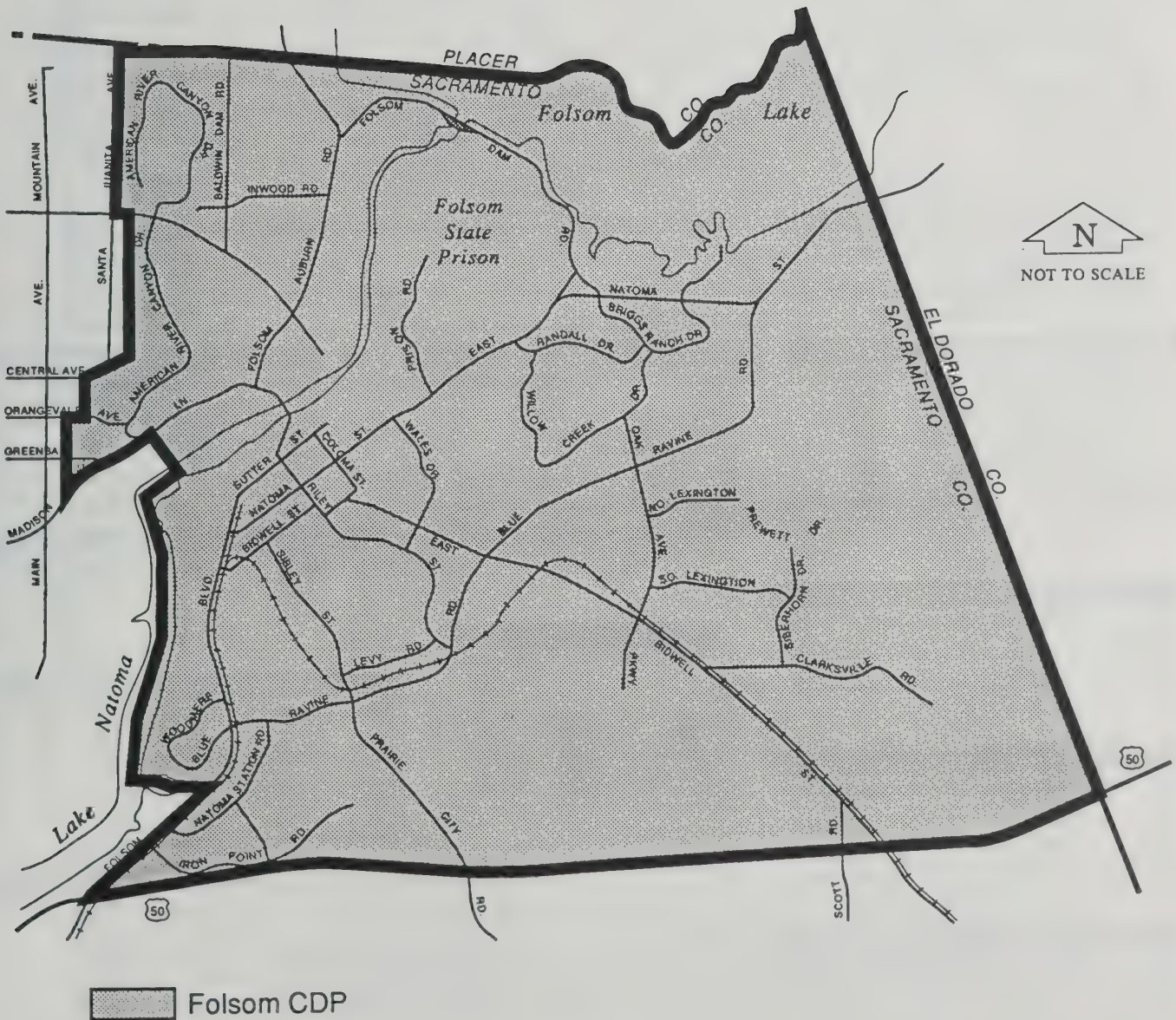
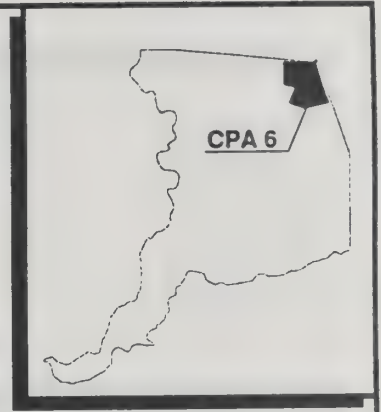
SOCIAL CHARACTERISTICS

The ethnic composition of Folsom differs slightly from the County. There are significantly more Whites and Blacks, and fewer Hispanics, Asian/Pacific Islanders and American Indians than in the County pattern. Whites constitute 84 percent of the population, Blacks comprise 10 percent of the population, while 11 percent identify themselves as Hispanic (The Persons of Hispanic origin are also counted in the other Census racial and ethnic categories, i.e. White, Black, etc. The percentage of total population between the ages of 25-44 years is higher in the Folsom area as compared to County average. Most of the Folsom community planning area residents live in married-family households. These households, comprising 69 percent of all households in Folsom, consist of married families with children and without children. This percentage is higher than the County-wide average of 50 percent. Median income in the Folsom CDP area is about 5 percent

above the County's median. Folsom workers are distributed among occupations in a pattern similar to those prevailing County-wide, with slightly higher percentages in the Managerial and Professional Specialties and Technical, Sales and Administrative Support occupations. Less than 6.6 percent of the Folsom CDP area's population were living in poverty in 1990.

HOUSING CHARACTERISTICS

Folsom has a much higher percentage of its dwelling units constructed after 1975 than the County average, although this is not unexpected since Folsom began experiencing rapid growth in the 1970's and 1980's. Approximately 76 percent of Folsom community's housing stock was constructed after 1975, compared to the County's average of 40 percent. Of the estimated 11,508 dwelling units within the Folsom community planning area in 1992, 69 percent were single family dwelling units, 5 percent were 2 to 4 units, 18 percent were 5+ units and 8 percent were mobile home units. Folsom is projected to accommodate a total of 23,671 units by 2005. The housing unit totals for the area are expected to increase up to 14,515 by 1995, 19,137 units by 2000 and eventually up to 23,671 by 2005. The majority of new growth, estimated at approximately 9,000 units, will be constructed to meet single family housing demands. The community is also expected to absorb an additional 3,000 multi-family units by 2005.



COMMUNITY PLANNING AREA 6 Folsom

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	1,065	5	938	5
High School (1-4 Yrs)	3,069	13	2,381	11
High School Grad	6,031	26	5,216	25
Some College	6,168	26	5,574	26
Associate Degree	2,028	9	1,843	9
Bachelor's Degree	3,659	15	3,543	17
Graduate/Professional Degree	1,574	7	1,546	7

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	1,518	15
1985-88	2,844	29
1980-84	1,386	14
1970-79	1,738	17
1960-69	693	7
1950-59	709	7
1940-49	186	2
1930 & older	382	4
Total	9,906	100
Median Year	1984	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	687	8
10,000-19,999	1,101	12
20,000-29,999	944	11
30,000-39,999	928	11
40,000-49,999	1,057	12
50,000-59,999	981	11
>60,000	3,173	36
	8,871	100
Median Income:	\$46,726	
Mean Income:	\$55,089	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	2,502	21
Professional Specialty	2,077	18
Technical, Sales & Administrative Support:		
Technicians & Related Support	486	4
Sales	1,929	16
Administrative Support, including Clerical	1,721	15
Service Occupations:		
Private Household	30	<1
Protective Service	302	2
Service, except protective & household	850	7
Farming, Forestry & Fishing Occupations	100	1
Precision production, craft & repair occupations	929	8
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	296	3
Transportation & material moving	247	2
Handlers, equipment cleaners, helpers & laborers	272	2

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	88	4
200-299	71	3
300-399	211	9
400-499	345	15
500-599	443	20
600-699	338	15
>700	746	33
Total	2,242	100
Median Rent	\$593	
Mean Rent	\$637	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	2,196	206
6-11	1,893	143
12-17	1,592	111
18-24	1,225	150
25-34	4,182	148
35-44	4,439	152
45-54	2,290	115
55-64	1,613	65
>65	2,342	97
Totals	21,772	1,187
Racial Groups		
White	20,205	1,006
Black	217	0
Amer. Indian	94	15
Asian/Islander	926	166
Other	330	0
Hispanic	1,125	50

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	29,802
Total Household Population	23,082
Group Quarter Population	6,720
Number of Households	8,757
Persons per Household	2.64
Total Family Population	19,969
Number of Families	6,562
Persons per Family	3.04

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	25,026	84%
Black	2,949	10
American Indian	195	1
Asian/Pacific Islander	1,031	3
Other	601	2
Total	29,802	100%
Hispanic	3,245	11%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	297
Vacant Housing Units (For Rent in 1990)	175
Total Vacant Units (1980)	329
Total Vacant Units (1990)	661
Vacancy Rate (1980)	8.3%
Vacancy Rate (1990)	7.0%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	8,107	---	---
1980 Census	10,971	2,864	35
1990 Census	29,802	18,831	172

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	29,802	---	---
1995	44,497	14,695	49
2000	56,802	12,305	28
2005	68,860	12,058	21

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	2,205	---	---
1980 Census	3,653	1,448	66
1990 Census	8,757	5,104	140

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,961	7%
5-17	4,336	14
18-24	2,616	9
25-44	13,778	46
45-64	4,521	15
65 over	2,590	9
Total	29,802	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	7,996	2,647	895	11,508
1995	10,211	3,386	918	14,515
2000	13,662	4,521	954	19,137
2005	17,049	5,633	989	23,671

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	1,502	407	299	516	2,724
1980	2,073	483	392	827	3,775
1985	3,201	483	392	825	4,901
1990	6,147	498	977	895	8,517
1991	7,541	570	1,397	895	10,403
1992	7,966	574	2,073	895	11,508

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	455	5%
Single Person Household	1,740	20
Other Family-No Children <18 Years	3,137	36
Husband-Wife Family with Children <18 Years	2,867	33
Female Family Head-Children <18 Years	429	5
Male Family Head-Children <18 Years	129	1
Total Households	8,757	100%

** Information based upon Folsom
Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 6 Folsom

Prepared by the Sacramento County Planning and Community Development Department

CPA 7 - SOUTH NATOMAS

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The South Natomas Community Planning Area is located to the north of downtown Sacramento. The planning Area is bounded by Del Paso Road to the north, the Sacramento River to the west, the American River to the south and the Western Pacific Railroad track to the east. The area encompasses approximately 12,5000 acres of land. Part of the community planning area, located generally east of El Centro Road and directly north of the downtown area, lies within the City of Sacramento. The western portion of the community is in the unincorporated County.

COMMUNITY CHARACTERISTICS

South Natomas is considered one of the largest remaining sections of the undeveloped land in close proximity to the downtown core of the city of Sacramento. The area was a predominantly agricultural area with small residential communities of Gardenland and Northgate. In the past two decades, the area has experienced an increasing rate of development activity attributable to the siting of two major freeways through the community, Interstates 5 and 80, and the completion of flood and sanitary sewer services. Within the past decade, the area has witnessed the expansion of the housing stock, the clustering of large scale office and business parks adjacent to the freeways and the establishment of a sports arena. The majority of new urban development has occurred within the incorporated portion of South Natomas. Agricultural activities are anticipated to continue within the unincorporated portion of the planning area as the 2010 General Plan designates this area for Agricultural Cropland uses.

POPULATION CHARACTERISTICS

With the siting of two major interstate highways and the improvement of flood and sewer service systems, the area experienced rapid growth in the 1970's growing from 7,941 residents in 1970 to 11,986 in 1980. With the expansion of the residential housing stock and the establishment of large scale office parks, the community experienced a growth rate of almost 200 percent, growing from 11,986 residents in 1980 to approximately 36,000 residents in 1990.

SOCIAL CHARACTERISTICS

South Natomas has a comparatively large minority population. There are slightly more Blacks and Hispanics and fewer Asian/Pacific Islanders and American Indians than the County average. Blacks comprise 13 percent of the population compared to 9 percent County-wide, while 20 percent of South Natomas' residents identified themselves as of Hispanic origin, compared to 12 percent County-wide. (Persons of Hispanic origin are also counted in the other Census racial and ethnic categories, i.e., White, Black, etc.) The Census estimated the percentage of White population in South Natomas in the year 1990 at 68 percent. The South Natomas population is relatively younger than the County average, as the total population is higher in the South Natomas area in comparison to County averages. The area's percentage of population group within the

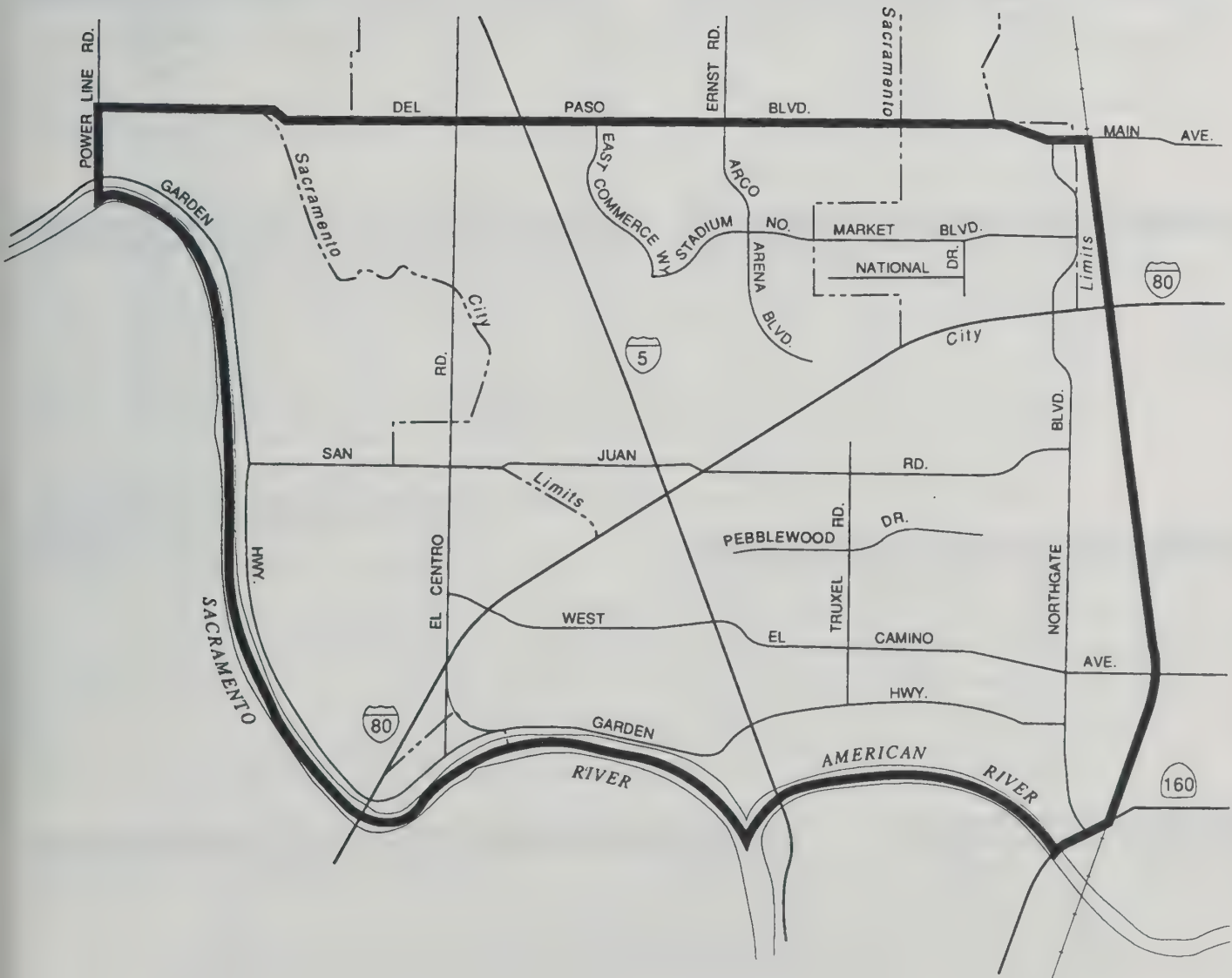
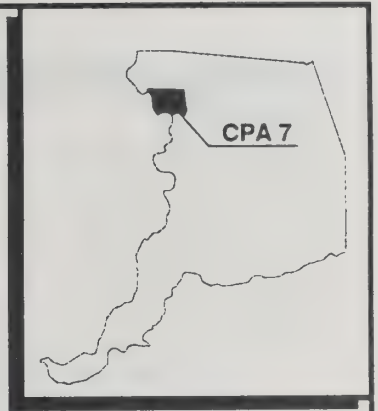
25-44 years range of 45 percent is significantly higher than the 35 percentage for the County. The household composition of South Natomas is similar to the County, except that the single-person household is the most dominant household type within the community.

HOUSING CHARACTERISTICS

The composition of the housing supply in South Natomas has changed significantly from 1975 to 1990. In 1975, of the total 3,069 units within the community area, 79 percent or 2,433 units were single family units, 6 percent or 179 units were 2-4 residential units, 7 percent or 228 dwelling units were 5+ units and 8 percent were mobile home units. In 1992, the percentage breakdown of housing unit type for South Natomas was: 53 percent single family units, 3 percent 2-4 units, 41 percent 5+ units and 3 percent mobile home units. Multiple family housing increased from 13 percent of total housing units in 1975 to 44 percent in 1990. This trend is expected to continue throughout the next decade as additional multiple family units are constructed. Approximately 20 percent of the single family housing units within the community planning area were constructed prior to 1975. South Natomas has a lower person per household size (2.46 persons) and persons per family size (3.10) compared to the County averages of 2.58 and 3.13 persons, respectively. The South Natomas area's average household size decreased from 2.80 persons per household in 1980 to 2.46 in 1990.

The majority of the projected growth anticipated for South Natomas will occur within the incorporated area of Sacramento City. The current Sacramento City General Plan identifies South Natomas as the City's major growth area for housing and employment opportunities. The General Plan designated the planning area to absorb a portion of the City's housing and employment growth.

The 2010 Sacramento County General Plan designates the unincorporated area of South Natomas for continued Agriculture Cropland use; therefore, significant urban development is not anticipated in this portion of the area prior to 2010.



COMMUNITY PLANNING AREA 7 South Natomas

Prepared by the Sacramento County Planning and Community Development Department



HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	35,529
Total Household Population	35,468
Group Quarter Population	61
Number of Households	14,435
Persons per Household	2.46
Total Family Population	26,653
Number of Families	8,593
Persons per Family	3.10

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	56
Vacant Housing Units (For Rent in 1990)	603
Total Vacant Units (1980)	690
Total Vacant Units (1990)	963
Vacancy Rate (1980)	13.9%
Vacancy Rate (1990)	6.3%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	7,941	---	---
1980 Census	11,986	4,045	51
1990 Census	35,529	23,543	196

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	8,329	6,854	392	15,575
1995	9,051	7,312	394	16,757
2000	10,163	8,020	395	18,578
2005	11,298	8,806	396	20,500

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	35,529	---	---
1995	39,682	4,153	12
2000	44,047	4,365	11
2005	48,590	4,543	10

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	2,433	179	228	229	3,069
1980	3,257	206	368	387	4,218
1985	5,025	309	1,808	398	7,540
1990	8,320	457	6,073	392	15,242
1991	8,329	457	6,191	392	15,369
1992	8,329	468	6,386	392	15,575

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	2,281	---	---
1980 Census	4,279	1,998	88
1990 Census	14,435	10,156	237

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	24,310	68%
Black	4,463	13
American Indian	393	1
Asian/Pacific Islander	2,958	8
Other	3,405	10
Total	35,529	100%
Hispanic	7,039	20%

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	3,329	9%
5-17	6,003	17
18-24	3,832	11
25-44	16,171	45
45-64	4,474	13
65 over	1,720	5
Total	35,529	100%

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	1,767	12%
Single Person Household	4,075	28
Other Family-No Children <18 Years	3,624	25
Husband-Wife Family with Children <18 Years	3,220	22
Female Family Head-Children <18 Years	1,387	10
Male Family Head-Children <18 Years	362	3
Total Households	14,435	100%

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 7

South Natomas

Prepared by the Sacramento County Planning and Community Development Department

CPA 9 - ARDEN ARCADE

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Arden-Arcade Community Planning Area is located just northeast of the City of Sacramento. It extends from Ethan Way (City limits) eastward to Walnut Avenue, and from the American River north to Del Paso Park along Interstate 80 freeway. The community area encompasses 13,400 acres and has become the most intensive urban area in the unincorporated portion of Sacramento County.

COMMUNITY CHARACTERISTICS

The construction of the Town and Country Village shopping center in 1945, at the intersection of Fulton and Marconi Avenues, led the development of additional commercial developments along Fulton and Marconi Avenues and residential subdivisions within the community planning area. Within 10 to 15 years following this event, 80 percent of the Arden-Arcade community area was developed with urban uses. The Arden-Arcade area is now one of the most built out and slowest growing areas in the County.

Much of the Arden-Arcade area was held in large parcels up to the time it was urbanized, thus preventing an early breakup of the area into small tracts of land. When the area eventually urbanized after World War II, most of the land was free of scattered rural and semi-rural development thus allowing for the development of many large scale, planned subdivisions.

POPULATION CHARACTERISTICS

Major population growth in the community occurred from 1947 to 1960, when the average annual growth rate was more than 15 percent. As the amount of land for development decreased, the population growth rate decreased. The area's population grew moderately by 13 percent from 1980 to 1990, compared to the previous decade's growth rate of 42 percent. Arden-Arcade is projected to experience an addition of less than 400 residents from 1990 to the year 2005. This growth is anticipated primarily through reuse and conversion of existing uses to higher density residential uses.

SOCIAL CHARACTERISTICS

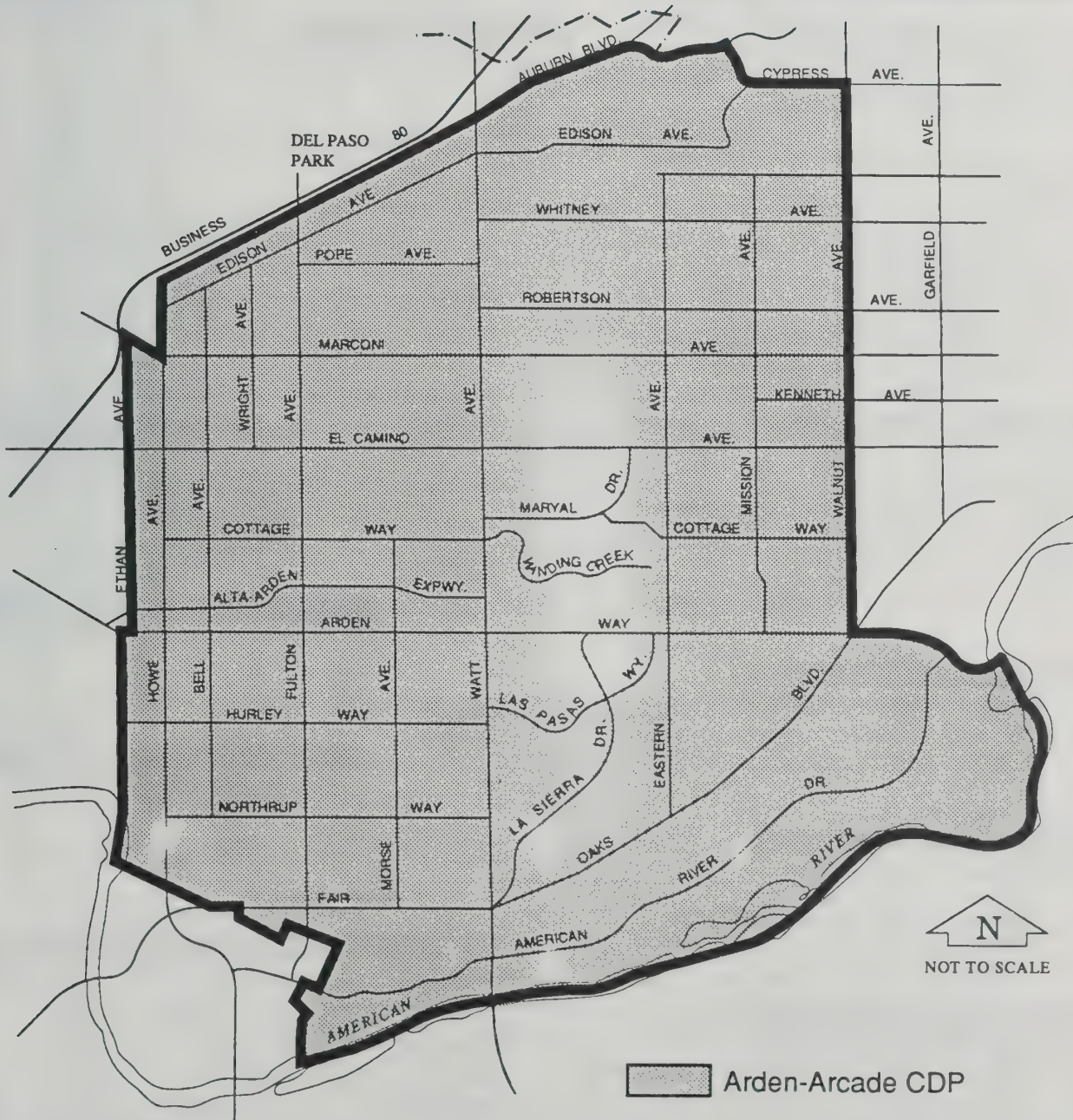
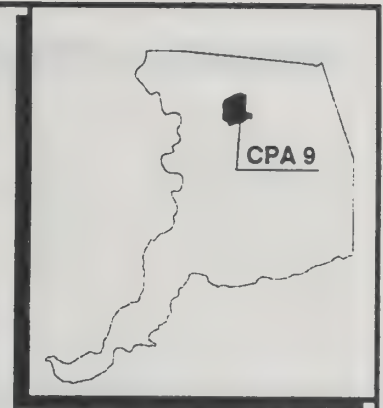
The 1990 Census identified over 89 percent of the area's population is White with Asian/Pacific Islanders and Blacks next at 4 percent. Seven percent of residents identify themselves as Persons of Hispanic origin. (Persons of Hispanic origin are also counted in other Census racial and ethnic categories, i.e., White, Black, etc. Arden Arcade household characteristics are as follow: 33 percent of all households consist of single person households (25 percent County-wide), 33 percent of families with no children (26 percent County-wide), 9 percent single-parent households (17 percent County-wide) and 10 percent other nonfamily households (8 percent County-wide). Arden Arcade's population is older than the County average, as the percentage of total population above 45 is higher in the Arden Arcade area in comparison to County averages. The area's percentage of population within the 45-64 and 65+ years range of 21 and 16 percent, respectively, is higher than

the 18 percent and 11 percent average for the County. Median income in Arden-Arcade CDP area is slightly lower than the County's norm. Arcade's median income \$30, 876. Almost one-third of the area population are employed in the Technical, Sales and Administrative Support category. Approximately 10 percent of the area residents lived in poverty in 1990.

HOUSING CHARACTERISTICS

In 1992, the Arden Arcade area was estimated to contain 45,397 dwelling units, of which 51 percent were single family units, 10 percent were 2-4 units, 38 percent were 5 or more dwelling units and 1 percent were mobile home units. Arden Arcade's housing composition is very different than the County. The County's housing composition breakdown is as follows: 65 percent single family units, 10 percent 2-4 units, 23 percent 5+ units and 2 percent mobile home units. The rather modest population growth experienced by Arden Arcade from 1975 to 1992, resulted in the construction of 9,920 dwelling units, of which 56 percent of these new units were 5+ housing developments compared to 38 percent in single family type housing construction. These figures show that the area has had an increasingly greater percentage of multi-family housing units. Arden Arcade has a higher percentage of housing stock constructed prior to 1975. More than 78 percent of the current housing stock within the planning area was constructed prior to 1975.

Arden Arcade is anticipated to experience modest housing unit growth over the next 10-15 years, as the community plan area is almost at buildout. SACOG estimates a total of 1,608 new units will be constructed within the area by the year 2005, of which majority of the new housing construction will be in the multi-family category. It is anticipated that 1,269 multi-family units will be constructed by 2005.



COMMUNITY PLANNING AREA 9 Arden-Arcade

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	2,314	3	2,183	3
High School (1-4 Yrs)	6,691	9	5,127	8
High School Grad	15,635	21	13,258	21
Some College	20,806	28	16,435	26
Associate Degree	6,960	9	5,848	9
Bachelor's Degree	14,554	19	13,388	21
Graduate/Professional Degree	7,104	9	7,084	11

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	319	1
1985-88	2,467	6
1980-84	2,302	5
1970-79	9,665	22
1960-69	10,799	24
1950-59	14,153	32
1940-49	3,788	9
1930 & older	742	2
Total	44,235	100
Median Year	1963	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	4,990	12
10,000-19,999	7,733	19
20,000-29,999	7,567	18
30,000-39,999	5,901	14
40,000-49,999	4,434	11
50,000-59,999	3,239	8
>60,000	8,001	19
	41,865	100
Median Income:	\$30,876	
Mean Income:	\$43,201	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	7,283	16
Professional Specialty	8,663	19
Technical, Sales & Administrative Support:		
Technicians & Related Support	2,217	5
Sales	6,659	14
Administrative Support, including Clerical	9,315	20
Service Occupations:		
Private Household	146	<1
Protective Service	708	2
Service, except protective & household	4,299	9
Farming, Forestry & Fishing Occupations	510	1
Precision production, craft & repair occupations	3,149	7
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	1,143	2
Transportation & material moving	1,112	2
Handlers, equipment cleaners, helpers & laborers	1,406	3

GROSS RENT**

Price	# of Units	Percentage
\$0-99	14	<1
100-199	373	2
200-299	559	3
300-399	3,300	15
400-499	6,762	32
500-599	4,765	22
600-699	2,607	12
>700	2,927	14
Total	21,307	100
Median Rent	\$495	
Mean Rent	\$527	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	5,143	1,185
6-11	5,078	691
12-17	4,846	706
18-24	8,139	2,555
25-34	14,972	1,581
35-44	12,992	1,012
45-54	8,682	531
55-64	8,434	230
>65	13,417	572
Totals	81,706	9,063
Racial Groups		
White	74,016	6,963
Black	2,534	888
Amer. Indian	673	162
Asian/Islander	3,021	580
Other	1,459	470
Hispanic	5,029	1,283

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	96,940
Total Household Population	95,693
Group Quarter Population	1,247
Number of Households	44,200
Persons per Household	2.17
Total Family Population	69,172
Number of Families	25,004
Persons per Family	2.77

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	86,490	89%
Black	3,672	4
American Indian	989	1
Asian/Pacific Islander	3,887	4
Other	1,902	2
Total	96,940	100%
Hispanic	6,632	7%

Vacant Housing Units (For Sale in 1990)	186
Vacant Housing Units (For Rent in 1990)	1,908
Total Vacant Units (1980)	2,565
Total Vacant Units (1990)	2,690
Vacancy Rate (1980)	6.1%
Vacancy Rate (1990)	5.7%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	79,776	---	---
1980 Census	88,444	8,668	11
1990 Census	96,940	8,496	10

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	96,940	---	---
1995	94,991	-1,949	-2
2000	96,170	1,179	1
2005	97,329	1,159	1

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	5,662	6%
5-17	12,954	13
18-24	11,410	12
25-44	31,403	32
45-64	19,780	21
65 over	15,731	16
Total	96,940	100%

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	Multi-Family	Mobile Home	Total
1975	19,457	4,067	11,567	35,091
1980	19,949	4,587	12,867	37,403
1985	20,328	4,695	13,370	38,393
1990	23,121	4,700	16,876	44,697
1991	23,156	4,714	16,961	44,831
1992	23,189	4,716	17,150	45,055

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	4,419	10%
Single Person Household	14,777	33
Other Family-No Children <18 Years	14,346	33
Husband-Wife Family with Children <18 Years	6,627	15
Female Family Head-Children <18 Years	3,270	7
Male Family Head-Children <18 Years	761	2
Total Households	44,200	100%

** Information based upon Arden-Arcade Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 9 Arden-Arcade

Prepared by the Sacramento County Planning and Community Development Department



CPA 10 - CARMICHAEL

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Carmichael Community Planning Area is a 7,200 acre unincorporated community located 10 miles northeast of downtown Sacramento along the north side of the American River. The planning area is bounded on the west by Walnut Avenue and Arden Creek, on the north by Madison Avenue, on the east by San Juan Avenue and on the south by the American River and Arden Way.

COMMUNITY CHARACTERISTICS

Similar to the surrounding communities within the northern portion of the County, the Carmichael area was divided into 10-acre farming lots. By 1940, there were approximately 1,000 people living in Carmichael. While many of the residents still farmed their tracts, Carmichael's rural character was already changing to that of a suburban bedroom community. The area grew rapidly following World War II, and Fair Oaks Boulevard was transformed from a rural thoroughfare to a 2 mile long business district. Although Carmichael has now become a less identifiable community within the larger unincorporated suburban area, portions retain a semi-rural atmosphere with the American River, trees, natural streams, horse pastures and open semi-rural residential areas. Three-quarters of the community's developed area is being utilized for residential use. The southern portion of the community area consists of older, semi-rural estates on ½ acre to 3 acre lots, while the northern area was developed much later with urban subdivision type residential development pattern. Some multi-family residential developments are interspersed within the northern area.

POPULATION CHARACTERISTICS

Carmichael's population increased by 15 percent from 1970 to 1980 as its population increased from 37,625 to 43,108 persons. The area population size continued to increase steadily, growing by 5,594 persons up to 48,702 persons in 1990. The area experienced a population growth rate of 13 percent from 1980 to 1990.

SOCIAL CHARACTERISTICS

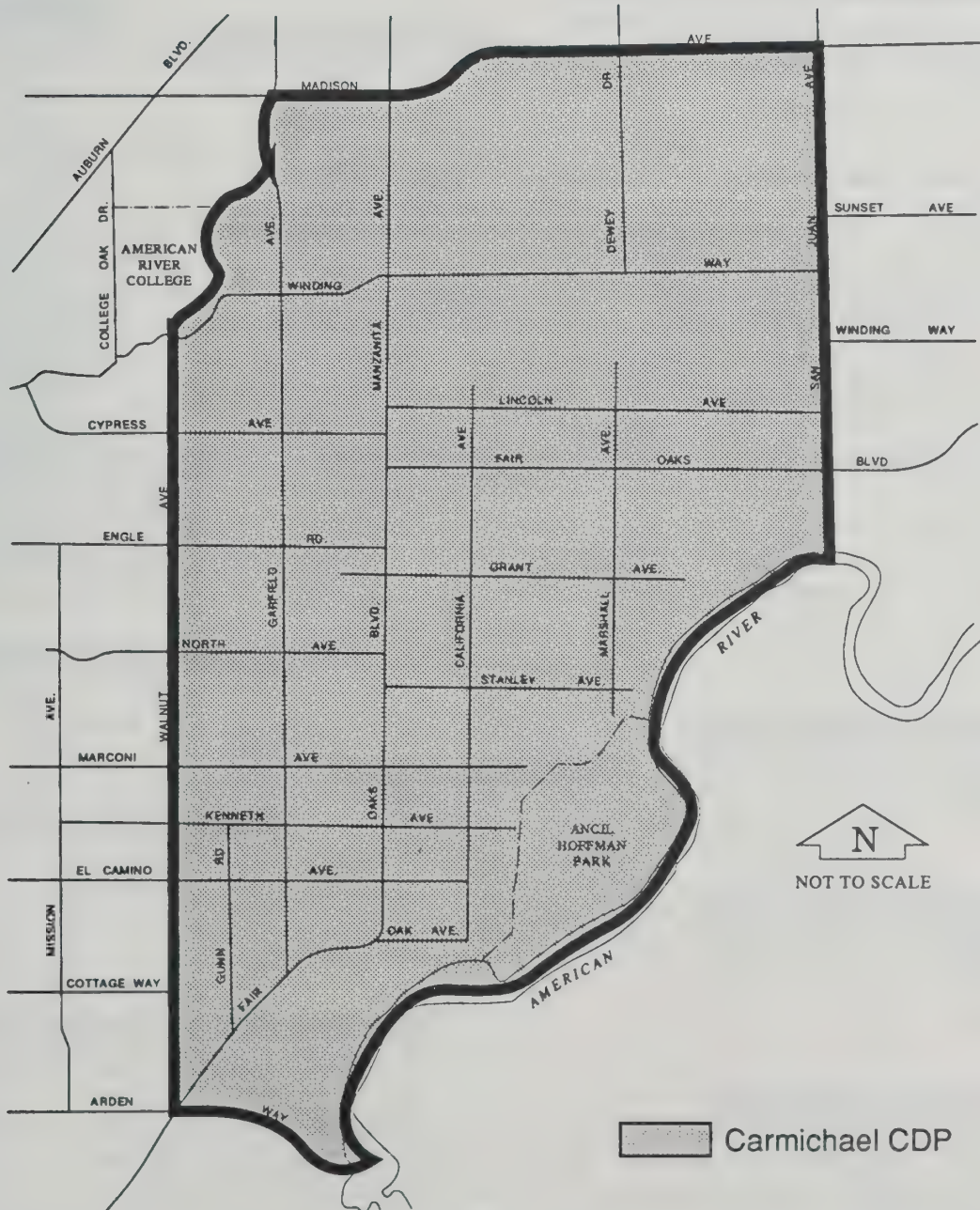
The Carmichael area is predominantly White at 92 percent of the total population. Five percent of residents identified themselves persons of Hispanic origin. (Persons of Hispanic origin are also counted in the other Census racial/ethnic categories, i.e., White, Black, etc.) Other racial/ethnic group percentages include: 2 percent Black, 1 percent American Indian, and 3 percent Asian/Pacific Islander. The community's percentages of all minority ethnic groups are lower than the County's average. A majority of Carmichael residents live in a married-family household, especially within the married, no children category. Carmichael's percentage of this household category (35 percent) is significantly higher than the County's average. The community planning area has one of the lowest persons per house size of 2.42 persons and persons per family size of 2.91 persons. Similar to Arden Arcade, the Carmichael planning area's population is older than the County average, as the percentages of total population above 45 years are higher in the Carmichael

area in comparison to County percentages. The community's population within the 45-64 year range is 22 percent, which is slightly higher than the 18 percent County average. The percent of residents who fell in the 65 years old and above for the Carmichael area (14 percent) is also higher than the County's percentage (11 percent). Carmichael residents are above average in income at \$34,537 per household. The area has a higher percentage of residents employed in the Managerial and Professional Specialty occupations (36 percent). Approximately 3,500 residents, of a total of 47,796 residents in the Carmichael CDP in 1990, were considered to be living in poverty.

HOUSING CHARACTERISTICS

The composition of the housing supply in Carmichael has somewhat changed from 1975 to 1990. In 1975, 69 percent of the community's 14,591 units were single family units, 12 percent were 2-4 residential units, 18 percent were 5+ units. This housing composition changed by 1992, as the area experienced additional multi-family development. In 1992, single family units accounted for 64 percent of housing stock, while multi-family units accounted for 36 percent of the existing housing stock. The area witnessed an addition of 2,876 single-family residential units compared to 2,965 multi-family units, from 1975 to 1992. Multiple family housing increased from 30 percent of total housing units in 1975 to 36 percent in 1992. This trend is expected to continue throughout the next decade as additional multiple family units will be constructed. The community's housing stock is anticipated to increase from 20,429 units in 1992 to 22,161 units in 2005. Of the anticipated 1,732 dwelling unit increase, 1,369 units will be of multi-family development and 362 single family unit construction. Approximately 71 percent of the single family housing units within the community planning area were constructed prior to 1975. Carmichael has a lower person per household size (2.42 persons) and persons per family (2.91) compared to County size of 2.58 and 3.13 persons, respectively. The area has an average rent level of \$531.

CPA 10



COMMUNITY PLANNING AREA 10 Carmichael

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	1,024	3	986	3
High School (1-4 Yrs)	3,516	9	2,665	8
High School Grad	8,235	22	7,138	22
Some College	10,601	28	8,548	26
Associate Degree	3,392	9	3,073	9
Bachelor's Degree	6,894	18	6,744	20
Graduate/Professional Degree	3,820	10	3,807	12

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	666	3
1985-88	1,539	7
1980-84	1,927	9
1970-79	5,644	27
1960-69	5,831	28
1950-59	3,788	18
1940-49	880	4
1930 & older	386	2
Total	20,661	100
Median Year	1969	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	1,776	9
10,000-19,999	2,968	15
20,000-29,999	3,668	19
30,000-39,999	2,772	14
40,000-49,999	2,148	11
50,000-59,999	1,956	10
>60,000	4,470	23
	19,758	100
Median Income:	\$34,537	
Mean Income:	\$47,175	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	4,096	17
Professional Specialty	4,522	19
Technical, Sales & Administrative Support:		
Technicians & Related Support	825	3
Sales	3,458	14
Administrative Support, including Clerical	4,407	18
Service Occupations:		
Private Household	112	<1
Protective Service	330	1
Service, except protective & household	2,068	9
Farming, Forestry & Fishing Occupations	219	1
Precision production, craft & repair occupations	2,089	9
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	562	2
Transportation & material moving	583	2
Handlers, equipment cleaners, helpers & laborers	841	4

GROSS RENT**

Price	# of Units	Percentage
\$0-99	15	<1
100-199	235	3
200-299	267	3
300-399	797	9
400-499	2,203	26
500-599	1,928	23
600-699	1,229	15
>700	1,707	20
Total	8,381	100
Median Rent	\$531	
Mean Rent	\$566	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	3,098	569
6-11	3,601	478
12-17	3,020	291
18-24	3,900	621
25-34	7,387	552
35-44	7,337	383
45-54	5,483	177
55-64	4,759	233
>65	5,709	198
Totals	44,294	3,502
Racial Groups		
White	41,134	2,946
Black	768	280
Amer. Indian	357	70
Asian/Islander	1,478	85
Other	55	121
Hispanic	2,008	350

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	48,702
Total Household Population	47,945
Group Quarter Population	757
Number of Households	19,770
Persons per Household	2.42
Total Family Population	38,740
Number of Families	13,318
Persons per Family	2.91

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	44,968	92%
Black	1,048	2
American Indian	405	1
Asian/Pacific Islander	1,569	3
Other	712	2
Total	48,702	100%
Hispanic	2,446	5%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	94
Vacant Housing Units (For Rent in 1990)	592
Total Vacant Units (1980)	893
Total Vacant Units (1990)	891
Vacancy Rate (1980)	5.1%
Vacancy Rate (1990)	4.3%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	37,625	---	---
1980 Census	43,108	5,483	15
1990 Census	48,702	5,594	13

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	48,702	---	---
1995	50,107	1,405	3
2000	51,694	1,587	3
2005	53,249	1,555	3

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	11,286	---	---
1980 Census	16,485	5,199	46
1990 Census	19,770	3,285	20

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	3,235	7%
5-17	8,049	16
18-24	4,523	9
25-44	15,471	32
45-64	10,755	22
65 over	6,669	14
Total	48,702	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	13,014	7,405	10	20,429
1995	13,103	7,743	10	20,856
2000	13,242	8,263	11	21,516
2005	13,376	8,774	11	22,161

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	10,138	1,786	2,654	13	14,591
1980	11,033	2,299	3,572	14	16,918
1985	11,641	2,411	3,844	15	17,911
1990	12,830	2,360	5,018	9	20,217
1991	12,948	2,366	5,037	9	20,360
1992	13,014	2,368	5,037	10	20,429

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	1,456	7%
Single Person Household	4,996	25
Other Family-No Children <18 Years	6,973	35
Husband-Wife Family with Children <18 Years	4,257	22
Female Family Head-Children <18 Years	1,717	9
Male Family Head-Children <18 Years	371	2
Total Households	19,770	100%

** Information based upon Carmichael Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 10 Carmichael

Prepared by the Sacramento County Planning and Community Development Department

CPA 11 - FAIR OAKS

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The community of Fair Oaks, located on the northern bank of the American River 16 miles northeast of the City of Sacramento, encompasses 7,000 acres of land of what once was known as Rancho San Juan Grant. The community area runs along the northern side of the American River from Blue Ravine to San Juan Avenue with Madison Avenue and Greenback Lane as its northern boundary.

COMMUNITY CHARACTERISTICS

Fair Oaks is an area utilized primarily for suburban and semi-rural residential development. The Fair Oaks community area retains a distinctive character which makes it unique within the unincorporated area. The area is unique due to the existence of a central core of business, known as the Village, with its narrow winding streets, hilly topography, central plaza, and historic plaza. Among other attributes that established the distinctive characteristics of the community include semi-rural residential environments with large lots and hobby agricultural uses, and the scenic and aesthetic attributes of the community, including numerous heritage oaks, the woodland ravines and views from the American River bluffs.

With the establishment of Fair Oaks as a agricultural community during the turn of the century, the community began to grow at a steady pace. However, the rise of Aerojet General Corporation as a major employer resulted in the community area experiencing rapid growth from 1955 to 1965.

POPULATION CHARACTERISTICS

The total population of Fair Oaks is rather small compared to other community planning areas in Sacramento County. Based upon past census information, Fair Oaks' population increased from 15,463 persons in 1970 to 22,602 persons in 1980 and to 30,446 persons in 1990. Fair Oaks' population size has grown steadily over the past two decades, experiencing a growth rate of 46 percent in the 1970's and 35 percent in the 1980's. As the amount of land available for development continues to decline, the community planning area is projected to experience rather modest growth over the next 10 to 15 years. Fair Oaks is projected to gain 2,024 new residents from 1990 to 1995, 1,568 residents from 1995 to 2000, and by another 1,538 residents from the year 2000 to 2005.

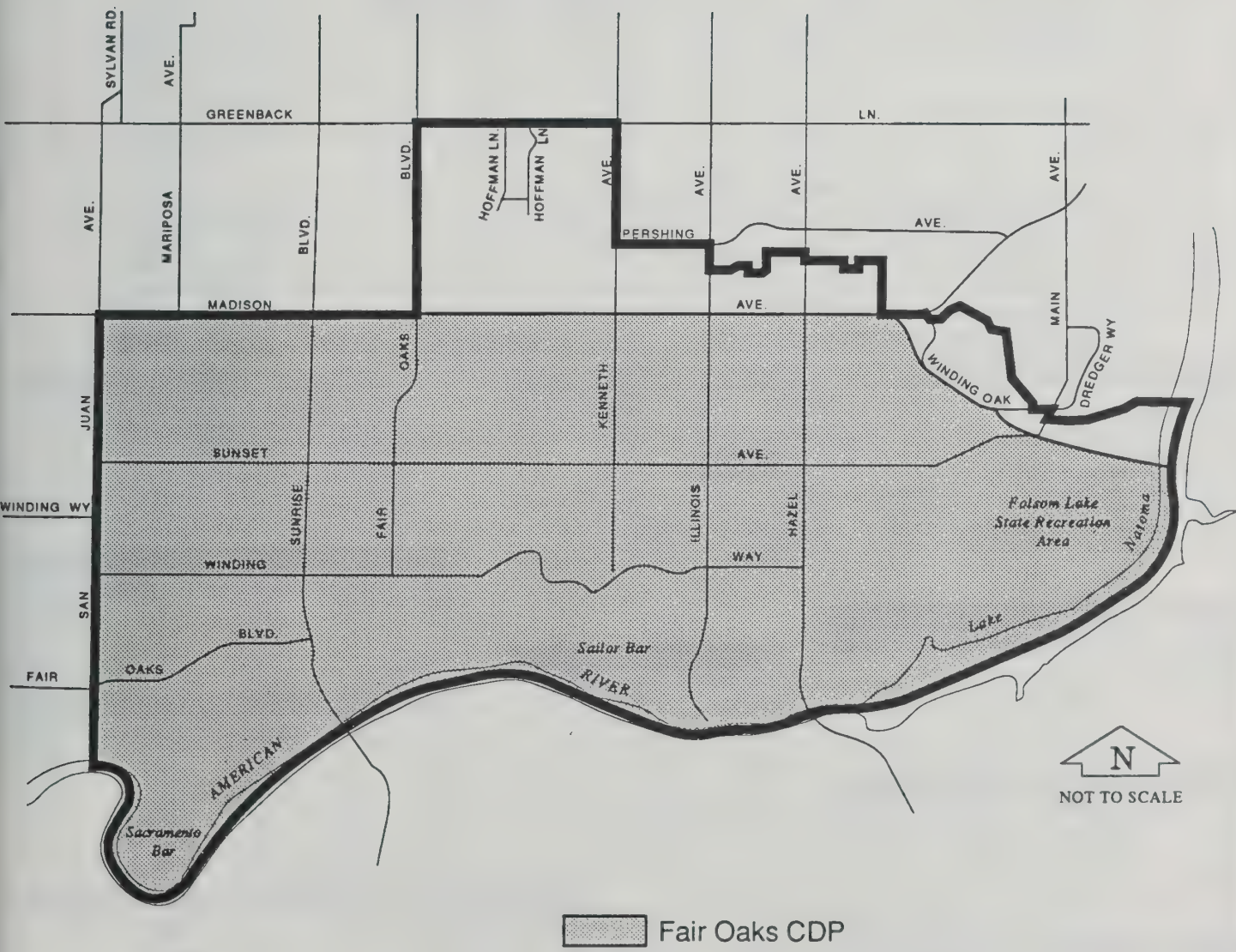
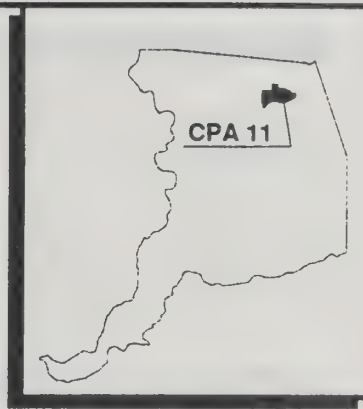
SOCIAL CHARACTERISTICS

The 1990 Census identified the racial/ethnicity of 93 percent of Fair Oaks residents as White, as compared to Sacramento County which was 75 percent White. The community area has a significantly lower number of individuals of Hispanic, Black and Asian/Pacific Islander ethnic groups, when compared to County-wide percentages. The percentage of total population between the ages of 45-64 (25 percent) is significantly higher in Fair Oaks than in Sacramento County (18 percent). According to the 1990 Census, the community area consisted of 11,656 households, of which, 7,614 households or 66 percent, were husband-wife family households. This percentage is

higher in comparison to the County's proportion (50 percent). The community area has a persons per household size of 2.59 and a persons per family size of 2.99. Fair Oaks is an affluent area, with a median household income of \$47,169, approximately \$15,000 above the County median. Over 37 percent of Fair Oaks workers are in the Managerial and Professional Specialties category, compared to 29 percent County-wide. Almost 46 percent of Fair Oaks population has an Associate, Bachelor and Graduate degree. Of the 20,568 residents in the Fair Oaks CDP area, 1,558 persons were living in poverty in 1990.

HOUSING CHARACTERISTICS

The Fair Oaks community planning area, in 1992, contained 12,571 dwelling units, of which 70 percent were single family dwelling units, 9 percent were 2-4 units, 12 percent were 5 or more dwelling units and less than 1 percent were mobile home units. Fair Oaks' housing composition is similar to the County's composition of 65 percent single family units, 10 percent 2-4 units, 23 percent 5+ units and 2 percent mobile home units. The population growth experienced by the community planning area in the 1970's is evident when examining the community's historical housing unit development pattern. Less than half of the current total housing stock within the Fair Oaks planning area was constructed prior to 1975. Of the total 8,821 single family dwelling units in Fair Oaks, 63 percent or 5,389 housing units were constructed prior to 1975; while only 1,400 units of the current 3,741 multi-family units housing stock, or 37 percent, were constructed prior to 1975. This indicates that the Fair Oaks area experienced more multi-family residential unit construction than single family residential unit development over the last 17 years. As the area is almost at buildout, Fair Oaks is anticipated to experience limited new construction over the next two decades, as the area's housing stock is projected to increase by 1,596 units, growing from 12,571 units in 1992 to 14,167 units in the year 2005.



COMMUNITY PLANNING AREA 11 Fair Oaks

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	295	2	279	2
High School (1-4 Yrs)	1,415	7	1,115	6
High School Grad	4,044	20	3,457	19
Some College	5,880	29	4,880	27
Associate Degree	1,558	8	1,456	8
Bachelor's Degree	4,506	22	4,325	24
Graduate/Professional Degree	2,630	13	2,630	14

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	137	1
1985-88	933	9
1980-84	1,321	12
1970-79	3,968	37
1960-69	2,135	20
1950-59	1,443	13
1940-49	416	4
1930 & older	365	3
Total	10,718	100
Median Year	1973	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	638	6
10,000-19,999	986	10
20,000-29,999	1,224	12
30,000-39,999	1,379	13
40,000-49,999	1,145	11
50,000-59,999	1,151	11
>60,000	3,681	36
	10,204	100
Median Income:	\$47,168	
Mean Income:	\$59,642	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	2,646	19
Professional Specialty	2,618	18
Technical, Sales & Administrative Support:		
Technicians & Related Support	504	4
Sales	2,570	18
Administrative Support, including Clerical	2,277	16
Service Occupations:		
Private Household	46	<1
Protective Service	162	1
Service, except protective & household	955	7
Farming, Forestry & Fishing Occupations	95	1
Precision production, craft & repair occupations	1,228	9
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	172	1
Transportation & material moving	308	2
Handlers, equipment cleaners, helpers & laborers	473	3

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	106	3
200-299	101	3
300-399	139	5
400-499	696	22
500-599	756	24
600-699	507	16
>700	801	26
Total	3,106	100
Median Rent	\$564	
Mean Rent	\$619	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	1,751	269
6-11	1,991	220
12-17	2,095	132
18-24	1,935	251
25-34	3,665	302
35-44	4,558	180
45-54	3,846	95
55-64	2,673	59
>65	2,466	50
Totals	25,010	1,558
Racial Groups		
White	23,345	1,512
Black	387	7
Amer. Indian	186	13
Asian/Islander	727	26
Other	365	0
Hispanic	1,265	83

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	30,446
Total Household Population	30,231
Group Quarter Population	215
Number of Households	11,656
Persons per Household	2.59
Total Family Population	25,686
Number of Families	8,590
Persons per Family	2.99

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	28,394	93%
Black	451	2
American Indian	217	1
Asian/Pacific Islander	1,044	3
Other	340	1
Total	30,446	100%
Hispanic	1,454	5%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	59
Vacant Housing Units (For Rent in 1990)	280
Total Vacant Units (1980)	540
Total Vacant Units (1990)	479
Vacancy Rate (1980)	6.3%
Vacancy Rate (1990)	4.0%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	15,463	---	---
1980 Census	22,602	7,139	46
1990 Census	30,446	7,844	35

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	30,446	---	---
1995	32,470	2,024	7
2000	34,038	1,568	5
2005	35,576	1,538	5

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	4,458	---	---
1980 Census	8,035	3,577	80
1990 Census	11,656	3,621	45

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,817	6%
5-17	5,556	18
18-24	2,599	8
25-44	9,928	33
45-64	7,479	25
65 over	3,067	10
Total	30,446	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	8,821	3,741	9	12,571
1995	9,051	3,904	9	12,964
2000	9,407	4,157	10	13,574
2005	9,754	4,402	11	14,167

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	5,389	397	1,003	8	6,795
1980	7,125	970	1,395	9	9,499
1985	8,029	1,044	1,573	11	10,657
1990	8,451	1,140	2,577	9	12,177
1991	8,679	1,148	2,593	9	12,429
1992	8,821	1,148	2,593	9	12,571

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	763	6%
Single Person Household	2,303	20
Other Family-No Children <18 Years	4,507	39
Husband-Wife Family with Children <18 Years	3,107	27
Female Family Head-Children <18 Years	771	7
Male Family Head-Children <18 Years	205	1
Total Households	11,656	100%

** Information based upon Fair Oaks Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 11 Fair Oaks

Prepared by the Sacramento County Planning and Community Development Department

CPA 12 - RANCHO CORDOVA

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Rancho Cordova Community Planning Area encompasses 38,661 acres. It is situated in roughly the geographic center of Sacramento County, about nine miles east of the Central Business District of the City of Sacramento. The Plan Area is bordered by the American River and the City of Folsom on the north; the Sacramento City limits (roughly Watt Avenue and Manlove Road) on the west; Jackson Road, Kiefer Boulevard and Douglas Road to the south; and Grant Line Road, Sunrise Boulevard and Prairie City Road on the east.

COMMUNITY CHARACTERISTICS

Rancho Cordova began as an agricultural community, however, with the establishment of Mather Air Force Base, the community's profile shifted to urban uses, primarily to meet housing and service needs of workers employed at the Base. During the mid-1950's, at the beginning of space-defense industry boom, the community experienced further urbanization as more residential and support services were provided for workers employed at Aerojet General and Douglas Aircraft corporation. The community area's population doubled from 1960 to 1970, and in the seventies, is was the fastest growing community in the County. The construction of Highway 50 through the community in the early 1970's improved access to the downtown commercial center, thus decreasing the community's dependence on the declining aerospace industry and further enhancing the area as a bedroom community. The community area now consists of two distinct areas, an extensive industrial reserve area east and south of the Folsom South Canal and an area to the west. The commercial focus of the community is along Folsom Boulevard, the major thoroughfare through the community.

POPULATION CHARACTERISTICS

The 1980 population of Rancho Cordova was 78,968. Next to Citrus Heights, it was the fastest growing community area in the County in the 1970's. The area experienced an addition of 31,027 persons, as the population grew from 47,941 in 1970 to 78,968 in 1980. The area's population grew moderately by almost 15,000 residents, to 93,967 persons in 1990. Rancho Cordova's population is projected to increase slightly to 99,376 persons in 1995, and up to 104,260 persons by the year 2000. The holding capacity of the community area may increase, allowing for more rapid population growth, as the area has been targeted to accommodate additional growth within the Douglas-Sunrise area. The 2010 County General Plan designates the Sunrise-Douglas area, located east of the Rancho Cordova planning area for Urban Development uses. However, it is anticipated that actual development, if approved, may not occur until after 1995.





SOCIAL CHARACTERISTICS

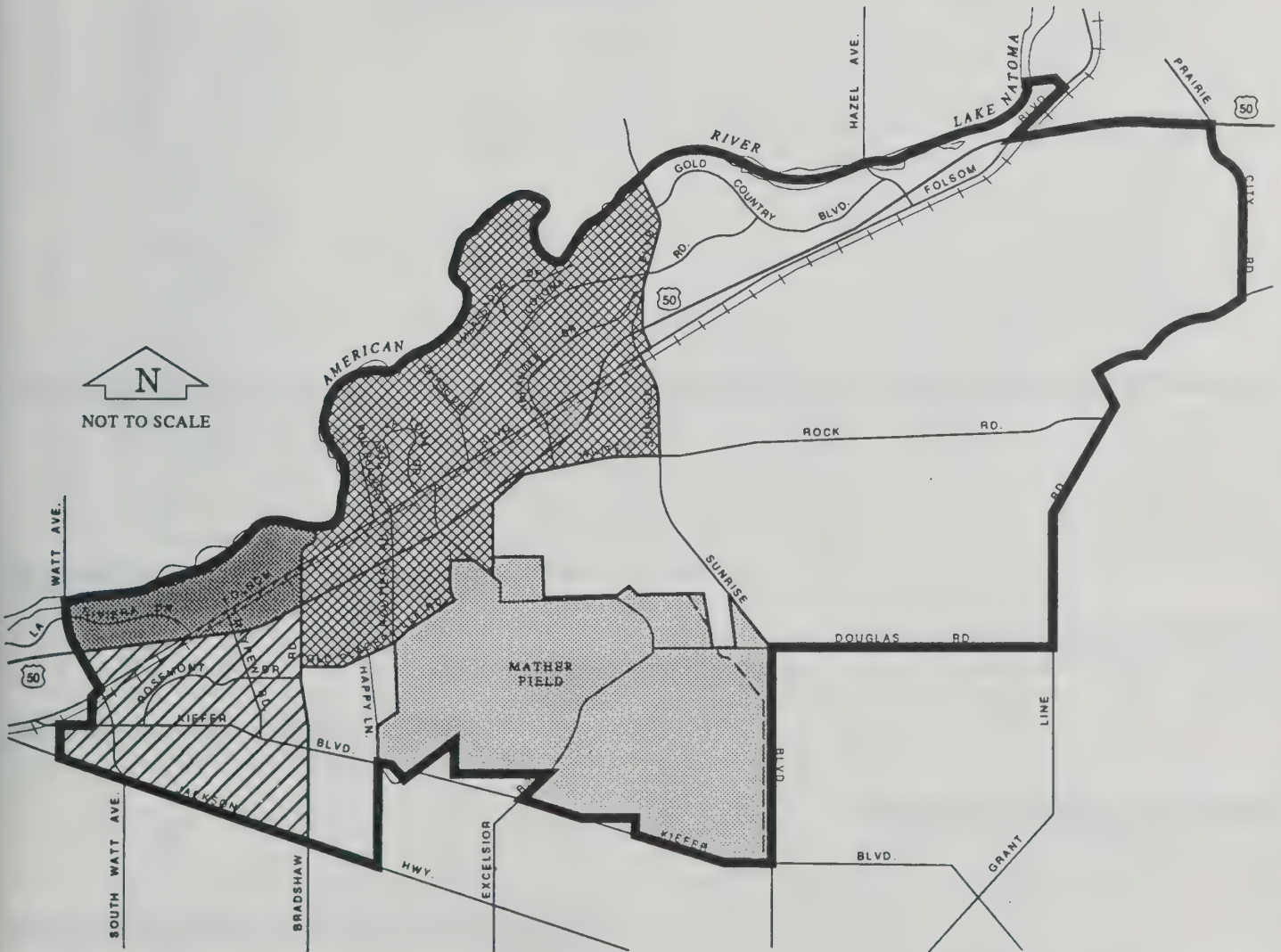
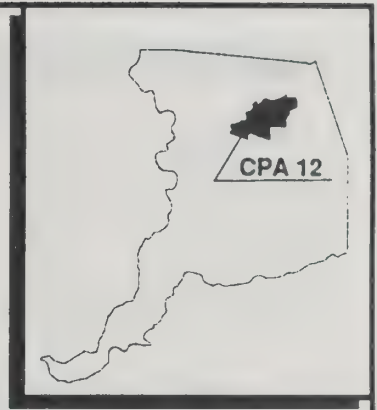
The ethnic make-up of Rancho Cordova does not differ markedly from the County. The community has equal proportion of Blacks and Asian/Pacific Islander population when compared to the County's population. There are slightly more Whites and fewer American Indians and Hispanics than the County average. Blacks and Asian/Pacific Islanders are concentrated in the

area immediately to the west of Mather Air Force Base. Past statistics showed the Rancho Cordova area to have the third largest population of Southeast Asians in the County. Rancho Cordova has one of the youngest average age profiles in Sacramento with over 76 percent of its population under the ages of 45 years. Median income in the Rancho Cordova CDP area was \$32,780 in 1990, approximately \$500 above the County median. Poverty levels are comparable with County-wide rates, as 12 percent or 8,543 residents lived in poverty in 1990.

HOUSING CHARACTERISTICS

Rancho Cordova's housing stock is relatively young; as a result, deterioration is neither widespread nor is it patently visible. Approximately 19,250 or 52 percent of the current housing stock was constructed prior to 1975. The housing market has been influenced by the boom and bust of the Aerospace industry, experiencing periods of high demand and then monetary oversupply. The housing market is reflective of the temporary citizenship of the general populace and of military personnel attached to Mather Air Force base. The limited term of their stay in Cordova places a premium on the availability of both single family and multi-family rental units. SACOG projects Cordova's housing stock to increase from 36,929 units in 1992 to 44,120 units in 2005. The area's single family housing stock is expected to increase by 2,527 units or 11 percent, while the area's multiple family unit stock is estimated to increase by 37 percent or 4,662 units, by the year 2005. This housing unit production projections may be conservative, as the community may witness further urban development due to the conversion of Mather Air Force base for urban uses and the potential development of the Sunrise- Douglas area.

-  Rancho Cordova CDP
-  La Riviera CDP
-  Rosemont CDP
-  Mather AFB CDP



COMMUNITY PLANNING AREA 12 Rancho Cordova

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	1,922	3	1,766	3
High School (1-4 Yrs)	6,229	10	4,620	9
High School Grad	15,968	25	13,162	25
Some College	19,224	30	15,289	29
Associate Degree	6,868	11	5,978	11
Bachelor's Degree	10,194	16	8,806	17
Graduate/Professional Degree	2,948	5	2,895	6

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	144	<1
1985-88	2,146	6
1980-84	4,133	12
1970-79	13,614	41
1960-69	8,035	24
1950-59	4,697	14
1940-49	371	1
1930 & older	92	<1
Total	33,232	100
Median Year	1971 (Rancho Cordova CDP)	

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	3,110	10
10,000-19,999	4,628	15
20,000-29,999	5,873	18
30,000-39,999	5,376	17
40,000-49,999	4,534	14
50,000-59,999	3,229	10
>60,000	5,147	16
	31,897	100
Median Income:	\$32,780 (Rancho Cordova CDP)	
Mean Income:	\$37,060 (Rancho Cordova CDP)	

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	6,181	14
Professional Specialty	5,701	13
Technical, Sales & Administrative Support:		
Technicians & Related Support	1,969	4
Sales	5,209	12
Administrative Support, including Clerical	9,546	22
Service Occupations:		
Private Household	198	<1
Protective Service	1,087	2
Service, except protective & household	4,559	10
Farming, Forestry & Fishing Occupations	321	1
Precision production, craft & repair occupations	4,580	11
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	1,304	3
Transportation & material moving	1,467	3
Handlers, equipment cleaners, helpers & laborers	1,456	3

GROSS RENT**

Price	# of Units	Percentage
\$0-99	3	<1
100-199	147	1
200-299	182	2
300-399	890	8
400-499	2,721	23
500-599	2,430	21
600-699	2,129	18
>700	3,216	27
Total	11,718	100
Median Rent	\$551 (Rancho Cordova CDP)	
Mean Rent	\$584 (Rancho Cordova CDP)	

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	7,007	1,512
6-11	6,747	1,059
12-17	6,190	847
18-24	8,342	1,955
25-34	16,414	1,418
35-44	12,662	924
45-54	8,448	294
55-64	6,053	202
>65	5,381	332
Totals	77,244	8,543
Racial Groups		
White	61,303	5,941
Black	6,908	1,074
Amer. Indian	1,044	98
Asian/Islander	6,419	1,025
Other	1,570	405
Hispanic	5,465	1,081

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	93,967
Total Household Population	92,711
Group Quarter Population	1,256
Number of Households	34,731
Persons per Household	2.67
Total Family Population	75,288
Number of Families	24,208
Persons per Family	3.11

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	73,874	79%
Black	8,631	9
American Indian	999	1
Asian/Pacific Islander	8,008	9
Other	2,455	2
Total	93,967	100%
Hispanic	7,697	8%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	153
Vacant Housing Units (For Rent in 1990)	990
Total Vacant Units (1990)	2,047
Total Vacant Units (1990)	1,524
Vacancy Rate (1980)	6.9%
Vacancy Rate (1990)	4.2%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	47,941	---	---
1980 Census	78,968	31,027	65
1990 Census	93,967	14,999	19

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	7,990	8%
5-17	17,498	19
18-24	11,605	12
25-44	34,687	37
45-64	15,931	17
65 over	6,236	7
Total	93,967	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	22,744	12,708	1,477	36,929
1995	23,170	13,694	1,477	38,341
2000	23,828	15,216	1,478	40,522
2005	25,271	17,370	1,479	44,120

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	93,967	---	---
1995	99,376	5,409	10
2000	104,260	4,884	5
2005	111,408	7,148	7

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	11,941	3,166	3,089	1,054	19,250
1980	18,127	4,858	4,255	1,348	28,588
1985	19,639	5,187	4,745	1,413	30,984
1990	22,320	4,227	7,968	1,475	35,990
1991	22,673	4,227	8,213	1,477	36,590
1992	22,744	4,229	8,479	1,477	36,929

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	12,815	---	---
1980 Census	27,743	14,928	117
1990 Census	34,731	6,988	25

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	3,348	10%
Single Person Household	7,175	21
Other Family-No Children <18 Years	10,759	31
Husband-Wife Family with Children <18 Years	9,363	27
Female Family Head-Children <18 Years	3,296	9
Male Family Head-Children <18 Years	790	2
Total Households	34,731	100%

** Information based upon Rancho Cordova, Mather AFB, La Rivera and Rosemont Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 12 Rancho Cordova

Prepared by the Sacramento County Planning and Community Development Department

CPA 16 - SOUTH SACRAMENTO

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The South Sacramento Community Planning Area is 18,500 acres, located south of the City of Sacramento. The South Sacramento planning area is unique in that about 60 percent of the area is in the unincorporated County and 40 percent is located within the incorporated City of Sacramento. The boundaries of South Sacramento are generally Fruitridge Road on the north, the Western Pacific Railroad tracks on the west, Elk Grove-Florin Road to the east, and Calvine Road, Sheldon Road, and the City limits on the south. The planning area also includes an area called "Fruitridge Pocket", an incorporated area north of Fruitridge Road that extends north to 14th Avenue.

COMMUNITY CHARACTERISTICS

The suburban growth of South Sacramento began with the construction of Stockton Boulevard and Franklin Boulevard extending south from the old town area of the City of Sacramento and linking with Stockton. The extension of two major railroad tracks through the community, the Southern Pacific Railroad and Western Pacific Railroad, resulted in the emergence of the old town of Florin. Growth before 1930 was primarily focused along these transportation corridors; however, the establishment of strip commercial development along Stockton Boulevard and Florin Road, resulted in the construction of several residential areas including the Parkway, Lindale, Elder Creek and Florin neighborhoods. Rapid growth extended southward during the 1960's in Bowling Green, Florin Mall, Meadowview and Valley High areas. The growth trend tapered off in the early 1970's; however, the area witnessed a resurgence in both single family and multiple family residential developments in the 1980's. Additional housing was provided in mobile home parks throughout this period. The community area today is characterized as consisting of a loose confederation small neighborhoods focused along major thoroughfares, shopping centers and places of employment. South Sacramento is home to several large industries including the Campbell Soup Company and the Sacramento Army Depot.

POPULATION CHARACTERISTICS

With 67,671 residents in 1980, South Sacramento was the 6th largest community planning area in the County. It's population grew by 20 percent from 52,286 persons in 1970 to 67,671 residents in 1980. The 1990 Census identified a population of 122,264 persons, growing by more than 54,590 residents, from 1980 to 1990, making South Sacramento the largest planning area in the County. The area is expected to continue experiencing rapid population growth, as the area's population is projected to total 153,026 residents in 1995. Beginning in 1995, the explosive growth trend of South Sacramento is projected to taper off, as the community area will near buildout.

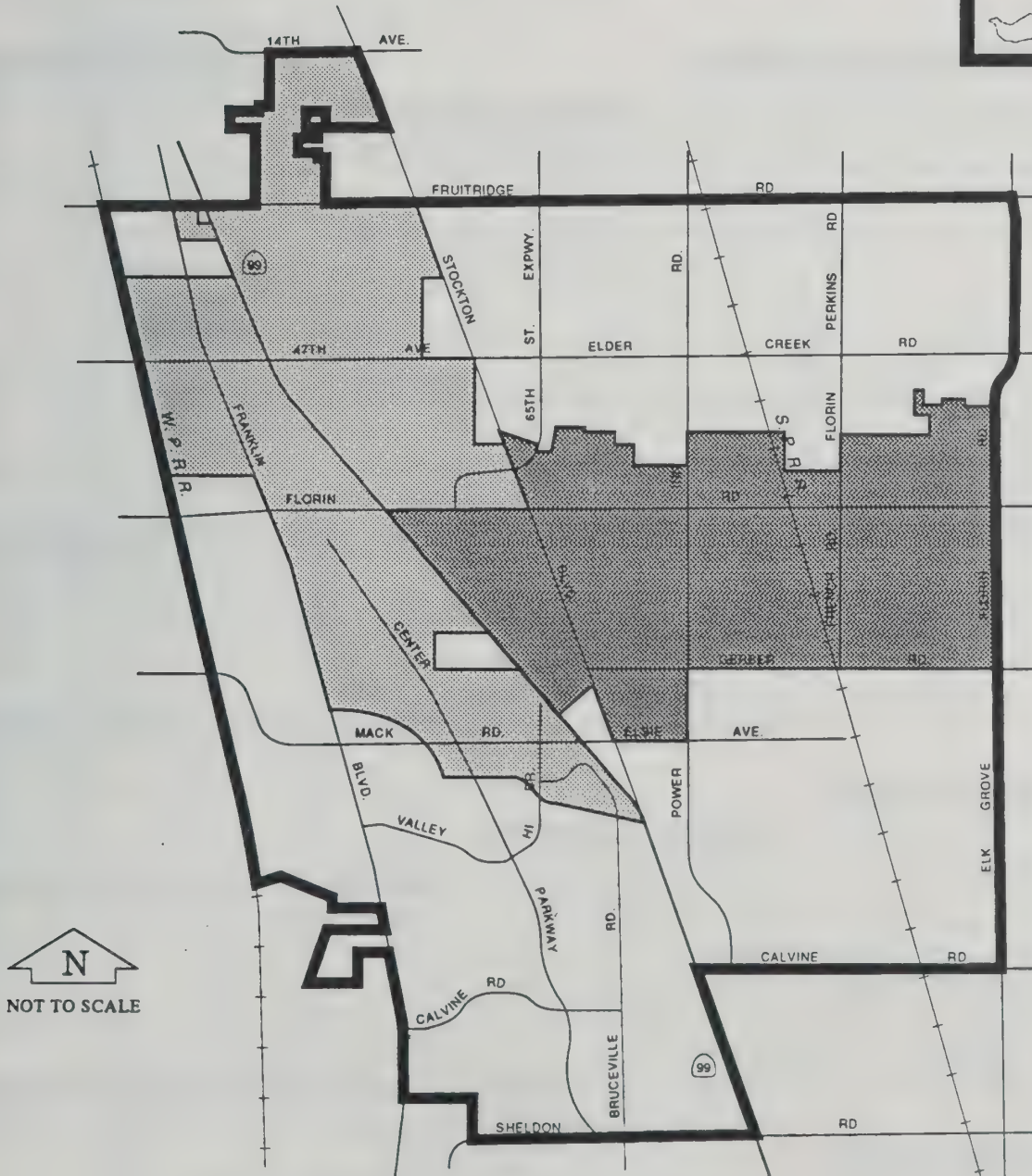
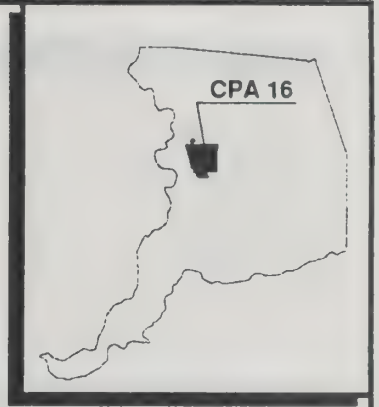
SOCIAL CHARACTERISTICS

The proportion of ethnic minorities in South Sacramento is considerably above Sacramento County's average. Less than 54 percent of South Sacramento's population is White, compared to 75 percent County-wide. There are significantly more Blacks, Asian Pacific Islanders and Hispanics than the County's average. Hispanics make-up almost 18 percent of the population. (Persons of Hispanic origin are also counted the other racial and ethnic categories, i.e., White, Black, etc.) Blacks comprise 17 percent of the population, while 17 percent of the area's population identified themselves in 1980, as Asian/Pacific Islanders. Household composition in the planning area closely parallels that of the County except for slightly fewer single person households as slightly more married households. South Sacramento has a higher persons per household size of 2.96 and a persons per family size of 3.42 persons, when compared to County's figures. South Sacramento has one of the highest percentages among all community planning areas in the number of residents within the 0-4 age group (10 percent) and 5-17 years age group (23 percent). Median household income in South Sacramento is significantly lower than the County-wide figure. In 1990, the median household income for the Parkway/South Sacramento CDP was \$22,249. The percentage of those below the poverty level in the parkway/South Sacramento and Florin CDP areas was 37 percent compared to 12 percent County wide. Over 63 percent of the CDP's children between the ages 6-11 years lived in families below the poverty level. Employment of the area residents is concentrated in the "blue collar" occupations, especially in the Operators, Fabricators and Laborers occupation category.

HOUSING CHARACTERISTICS

In 1992, the South Sacramento planning area was estimated to have 50,468 dwelling units, of which 69 percent were single family units, 8 percent were 2-4 units, 16 percent were 5+ units and 7 percent were mobile home units. South Sacramento has a higher percentage of single family units and mobile home units in comparison to County's percentages. Although the community's housing stock is relatively young due to growth that occurred during the 1970's and 1980's, a large portion of the housing stock built prior to 1975 and may require some rehabilitation. Many of the community's dwelling units were constructed prior to the 1940s.

- Florin CDP
- Parkway-South Sacramento CDP



COMMUNITY PLANNING AREA 16 South Sacramento

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	4,168	11	4,168	12
High School (1-4 Yrs)	7,599	20	7,599	18
High School Grad	11,035	29	11,035	28
Some College	9,456	25	9,456	24
Associate Degree	2,771	7	2,771	8
Bachelor's Degree	2,355	6	2,355	7
Graduate/Professional Degree	927	2	927	3

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	263	1
1985-88	1,433	7
1980-84	2,458	12
1970-79	4,664	23
1960-69	5,292	26
1950-59	4,764	23
1940-49	1,101	5
1930 & older	607	3
Total	20,582	100

Median Year: 1960 (Parkway/South Sacramento CDP)

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	3,669	19
10,000-19,999	3,990	20
20,000-29,999	3,693	19
30,000-39,999	2,888	15
40,000-49,999	2,150	11
50,000-59,999	1,267	7
>60,000	1,826	9
Total	19,483	100

Median Income: \$22,249 (Parkway/S. Sac. CDP)
Mean Income: \$27,227 (Parkway/S. Sac. CDP)

OCCUPATION (16 years and over)**

	Total	Percentage
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	2,086	10
Professional Specialty	1,557	7
Technical, Sales & Administrative Support:		
Technicians & Related Support	685	3
Sales	1,897	9
Administrative Support, including Clerical	4,801	23
Service Occupations:		
Private Household	92	<1
Protective Service	427	2
Service, except protective & household	2,811	13
Farming, Forestry & Fishing Occupations	556	3
Precision production, craft & repair occupations	2,822	13
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	1,105	5
Transportation & material moving	1,097	5
Handlers, equipment cleaners, helpers & laborers	1,319	6
Total	21,255	100

GROSS RENT**

Price	# of Units	Percentage
\$0-99	19	<1
100-199	302	4
200-299	455	5
300-399	1,086	12
400-499	2,619	30
500-599	1,914	22
600-699	849	10
>700	1,496	17
Total	8,740	100

Median Rent: \$464 (Parkway/South Sacramento CDP)
Mean Rent: \$497 (Parkway/South Sacramento CDP)

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	4,124	2,807
6-11	3,663	2,327
12-17	3,235	1,446
18-24	3,956	1,472
25-34	7,980	2,155
35-44	6,055	1,399
45-54	4,102	579
55-64	3,990	445
>65	5,366	537
Total	22,414	13,167
Racial Groups		
White	27,146	4,524
Black	6,119	2,843
Amer. Indian	543	267
A/P Islander	4,160	3,751
Other	4,503	1,782
Hispanic	7,937	2,900

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	122,264
Total Household Population	121,609
Group Quarter Population	655
Number of Households	41,095
Persons per Household	2.96
Total Family Population	104,367
Number of Families	30,474
Persons per Family	3.42

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	66,223	54%
Black	21,257	17
American Indian	1,657	2
Asian/Pacific Islander	21,122	17
Other	12,005	10
Total	122,264	100%
Hispanic	22,534	18%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	482
Vacant Housing Units (For Rent in 1990)	1,388
Total Vacant Units (1980)	2,417
Total Vacant Units (1990)	2,750
Vacancy Rate (1980)	8.8%
Vacancy Rate (1990)	6.3%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	56,286	---	---
1980 Census	67,671	11,385	20
1990 Census	122,264	54,593	81

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	122,264	---	---
1995	153,026	30,762	25
2000	166,364	13,338	9
2005	179,436	13,072	8

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	16,928	---	---
1980 Census	25,003	8,075	48
1990 Census	41,095	16,092	64

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	12,630	10%
5-17	27,506	23
18-24	11,998	10
25-44	40,517	33
45-64	18,382	15
65 over	11,231	9
Total	122,264	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	34,850	11,986	3,632	50,468
1995	36,496	13,556	3,708	53,760
2000	39,028	15,976	3,819	58,823
2005	41,507	18,344	3,926	63,777

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MHI	Total
1975	13,042	2,426	3,805	1,886	21,159
1980	16,544	3,186	4,179	2,770	26,679
1985	21,108	3,653	5,212	3,147	33,130
1990	31,285	3,998	7,710	3,631	46,624
1991	33,731	4,014	7,896	3,631	49,272
1992	34,850	4,038	7,948	3,632	50,468

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	2,267	5%
Single Person Household	8,354	20
Other Family-No Children <18 Years	11,732	29
Husband-Wife Family with Children <18 Years	11,828	29
Female Family Head-Children <18 Years	5,639	14
Male Family Head-Children <18 Years	1,275	3
Total Households	41,095	100%

** Information based upon Parkway/South Sacramento and Florin Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 16 South Sacramento

Prepared by the Sacramento County Planning and Community Development Department

CPA 17 - VINEYARD

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Vineyard Community Planning Area is located in central Sacramento County with an area of approximately 24,700 acres. The planning area is bounded generally by Jackson Highway (State Route 16) on the north, Calvine Road to the south, Elk Grove-Florin Road on the west, and Grant Line Road and Sunrise Boulevard on the east. The community area also projects north of Jackson Highway to Kiefer Boulevard and along Kiefer Boulevard from about one quarter mile east of Bradshaw Road on the west and to Sunrise Boulevard on the east.

COMMUNITY CHARACTERISTICS

Agriculture remains the predominant land use pattern in the Vineyard community. Dry farming is the primary agricultural pursuit, with the majority of this area being utilized for pasture. A substantial portion of irrigated pasture occurs in association with agricultural-residential uses. Over the past years, several clustered agricultural-residential communities have been established in Vineyard. These areas are primarily in the western and southern sections of the community. While these areas do not occupy large land areas or contribute substantial populations, they can undoubtedly be considered the most recognizable and characteristic land use within the community. There exist some concentrations of large lot residential uses, as lots are generally less than once acre in size. These lots were created under historical zoning requirements. The County General Plan shows large areas within the Vineyard area for industrial uses. The majority of these industrial areas have yet to be developed due to the lack of public services.

POPULATION CHARACTERISTICS

The Vineyard community planning area was home to 1,442 persons in 1980. The area grew less than 10 percent in the period from 1970 to 1980; while the county was growing at a rate of 23.5 percent. The 1990 census identified a population of 5,633 residents, growing by approximately 290 percent from 1980. SACOG projects the area to undergo extensive population growth over the next two decades, as the area's population is projected to increase to 12,991 residents in 1995, 22,214 persons in 2000, and eventually up to 44,067 persons in 2005. Vineyard is anticipated to accommodate a substantial portion of the County-wide projected growth over and beyond the next twenty years, since the 2010 County General Plan and the Elk Grove-West Vineyard study recommended areas with the community to undergo urbanization.

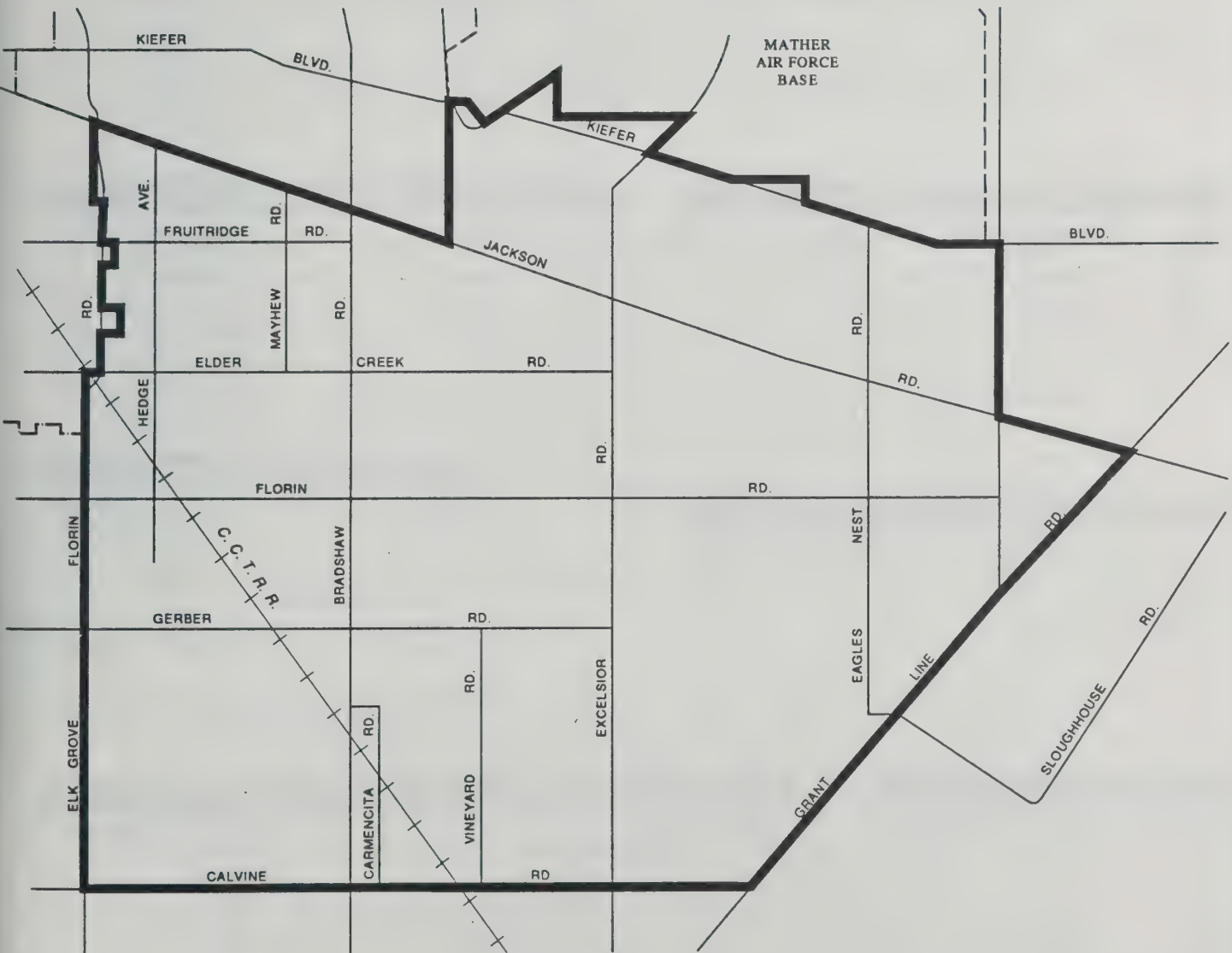
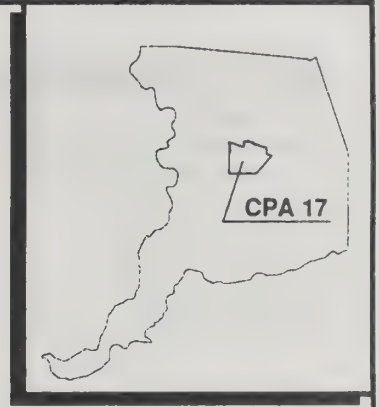
SOCIAL CHARACTERISTICS

Vineyard's population is approximately 83 percent White. This proportion is higher than that of the County-wide average (75 percent). There is a smaller proportion of minority residents in Vineyard, especially among Black, American Indian and Hispanic ethnic groups. Vineyard has a slightly higher percentage of Asian/Pacific Islander population (10 percent) due to the number of Japanese and Filipinos residing in the area, many engaged in farming practices. The age

distribution characteristics of Vineyard is somewhat similar to the County's distribution, however, Vineyard's percentage of population within the 25-44 years category is higher (38 percent) compared to County-wide proportion of 35 percent. Approximately 76 percent of Vineyard's population live in married family households, compared to the County-wide average of 50 percent. Vineyard has a lower percentage of non-family household, single person households and single parent households.

HOUSING CHARACTERISTICS

In 1992, the Vineyard area was estimated to contain 2,473 dwelling units, of which 96 percent were single family units, 4 percent were mobile home units and less than 1 percent were 2-4 units. Note that in 1992, Vineyard had no apartment-type dwelling units. Vineyard is anticipated to experience rapid housing growth over the next 10 to 15 years, as a portion of the community planning area has been targeted for urbanization. SACOG projects 8,827 new units to be constructed within the area by the year 2005, of which the majority of the new housing construction will be in the single-family and multi-family categories. The Elk Grove-West Vineyard Plan, together with the 2010 County General Plan, identified designated portions of the plan area for more urban uses. It is anticipated that some of these urban areas will be developed through the implementation of one or more Specific Plans. This planning process will seek to provide an adequate housing mixture to meet the demands of County residents.



COMMUNITY PLANNING AREA 17 Vineyard

Prepared by the Sacramento County Planning and Community Development Department

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	5,633
Total Household Population	5,592
Group Quarter Population	41
Number of Households	1,914
Persons per Household	2.92
Total Family Population	5,057
Number of Families	1,568
Persons per Family	3.23

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	50
Vacant Housing Units (For Rent in 1990)	16
Total Vacant Units (1980)	32
Total Vacant Units (1990)	206
Vacancy Rate (1980)	6.3%
Vacancy Rate (1990)	9.7%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	1,316	---	---
1980 Census	1,442	126	10
1990 Census	5,633	4,191	291

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	2,367	6	100	2,473
1995	3,964	712	104	4,780
2000	6,421	1,798	112	8,331
2005	11,194	5,371	130	16,695

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	5,633	---	---
1995	12,991	7,358	131
2000	22,214	9,223	71
2005	44,067	21,853	98

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	791	1	0	52	844
1980	936	1	0	68	1,005
1985	991	1	0	85	1,077
1990	1,703	6	0	100	1,809
1991	2,203	6	0	100	2,309
1992	2,367	6	0	100	2,473

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	380	---	---
1980 Census	478	98	26
1990 Census	1,914	1,436	300

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	4,674	83%
Black	188	3
American Indian	74	1
Asian/Pacific Islander	528	10
Other	189	3
Total	5,653	100%
Hispanic	599	11%

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	433	8%
5-17	1,046	19
18-24	468	9
25-44	2,152	38
45-64	1,119	18
65 over	435	8
Total	5,653	100%

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	92	5%
Single Person Household	254	13
Other Family-No Children <18 Years	793	41
Husband-Wife Family with Children <18 Years	660	35
Female Family Head-Children <18 Years	85	4
Male Family Head-Children <18 Years	30	2
Total Households	1,914	100%

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 17

Vineyard

Prepared by the Sacramento County Planning and Community Development Department

CPA 18 - FRANKLIN-LAGUNA

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Franklin-Laguna community planning area is located approximately 12 miles south of downtown Sacramento. The planning area is bounded by Interstate 5 and State Highway 99 on the west and east respectively; the City of Sacramento and Sheldon Road on the north and the Cosumnes River and County line to the south. The Franklin-Laguna plan area is approximately 41,100 acres in size.

COMMUNITY CHARACTERISTICS

The Franklin-Laguna community planning area has historically been largely rural and thinly populated. The once distinct feature of this low-lying, flat area was the vast openness of the land. In the past, the predominant use was agriculture, consisted of primarily dry pasture supportive of dairy farming. The area's primary natural features are Laguna Creek and Elk Grove Creek, and associated riparian and marsh vegetation. The area is bisected east/west by the Western Pacific Railroad and to the northeast/southwest by Pacific Gas and Electric Company transmission lines. Since the Plan area is located immediately south of the City of Sacramento, the majority of past urban land use and population was concentration within the northern portion of the area. Today, the Franklin-Laguna area is in transition. Identified as an urban growth area in the late 1970's and early 1980's, Franklin-Laguna has experienced tremendous growth during past decade. The Laguna Creek area, located in the northern part of the community planning area, is still undergoing urbanization today, and was one of the fastest growing areas in the County during the late 1980's.

POPULATION CHARACTERISTICS

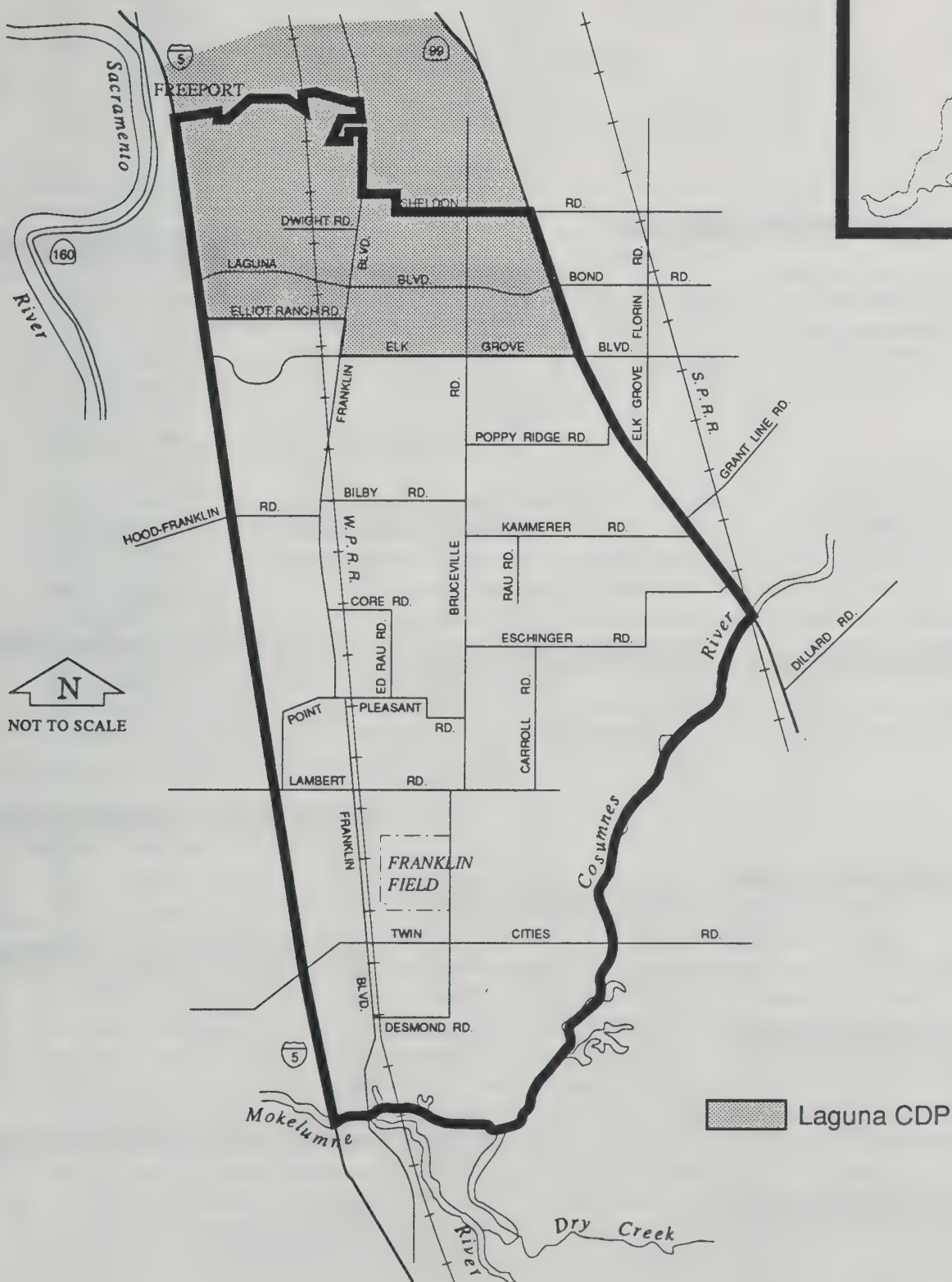
In 1970, Franklin-Laguna had a population of 5,271. By 1980, the population of the area had increased to 11,613, representing a growth rate of 120 percent. By 1990, the community had grown to 18,858 residents, as 7,245 residents were added to the area. Franklin-Laguna is anticipated to absorb more growth over the next several years, as the community population is projected to increase by 18,882 residents from 1990 to 1995. The planning area's population in 1995 is projected to increase up to 34,740 residents, as growth is anticipated to continue occurring primarily within the Laguna Creek area. Although at present, the Laguna Creek growth area, bounded by I-5, Highway 99, Elk Grove Boulevard and the Sacramento City limits, is at 70-80 percent buildout, the community planning area is anticipated to continue growing rapidly into the next century. This is due to the designation of the South Laguna area, located south of Elk Grove Boulevard area, as a new growth area on the General Plan. It is anticipated that appropriate densities and intensities for the South Laguna area will be determined through a specific planning process, expected to be initiated in late 1993 or early 1994.

SOCIAL CHARACTERISTICS

The 1990 Census identified 70 percent of Franklin-Laguna's population as White. The planning area had a significantly higher proportion of individuals of Black and Asian/Pacific Islander ethnic groups, when compared to the County's average. Blacks account for 12 percent and Asian/Pacific Islanders account for 13 percent of the population, compared to 9 percent of total County wide population for each of these ethnic groups. Median age of Franklin-Laguna residents is substantially under County medians for all population. Slightly less than a third of the area's population is under 17 years old compared to 26 percent of County residents within the same age category. A majority of Franklin-Laguna's population live in married family households, at approximately 75 percent, compared to the County-wide average of 50 percent. Franklin-Laguna has a significantly lower percentage of non-family households, single person households and single parent households. The Laguna CDP area has a significant higher percentage of residents with an Associate, Bachelor or Graduate degree, when compared to County percentages. Approximately 55 percent of the population obtained at least an Associate degree. Median household income in Laguna CDP area is \$54,566, about \$22,000 above the County median. The percentage of persons below poverty level for the CDP is 10 percent below the County's percentage. Approximately 2 percent or 219 residents of the Laguna CDP area were considered living in poverty. More than 45 percent of Laguna CDP residents were employed in the Managerial and Professional Specialty sector.

HOUSING CHARACTERISTICS

Due to past and current market trends, the urbanized area of Franklin-Laguna, especially the Laguna Creek area, has developed into a suburban bedroom community. This is evident when examining the community's housing composition. In 1975, the community area contained 542 dwelling units, of which 89 percent were single-family dwelling units. Although the housing stock of the area has risen to 7,055 units in 1992, 98 percent of current housing stock is single-family residential units. Although there is an adequate amount of land designated for multi-family residential development, past approved rezoning actions have diminished a substantial amount of land set aside for multi-family development. Due to the large percentage of single family residential units, the Franklin-Laguna area in 1990, had a high persons per household size of 3.02 and a persons per family size of 3.30 persons. The median rent in Laguna is \$991, significantly higher than the County's average (\$527)



COMMUNITY PLANNING AREA 18 Franklin-Laguna

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	73	1	57	1
High School (1-4 Yrs)	177	3	120	2
High School Grad	1,110	16	965	15
Some College	1,992	29	1,722	27
Associate Degree	788	11	774	12
Bachelor's Degree	2,103	30	1,999	32
Graduate/Professional Degree	692	10	692	11

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	2,039	52
1985-88	1,741	44
1980-84	20	<1
1970-79	102	3
1960-69	27	<1
1950-59	0	0
1940-49	0	0
1930 & older	10	<3
Total	3,939	100
Median Year: 1989 (Laguna CDP)		

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	85	3
10,000-19,999	112	3
20,000-29,999	190	7
30,000-39,999	376	11
40,000-49,999	573	17
50,000-59,999	701	21
>60,000	1,386	41
Total	3,423	
Median Income: \$54,566 (Laguna CDP)		
Mean Income: \$58,731 (Laguna CDP)		

OCCUPATION (16 years and over)**

	Total	Percentage
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	1,245	23
Professional Specialty	1,213	22
Technical, Sales & Administrative Support:		
Technicians & Related Support	241	4
Sales	726	13
Administrative Support, including Clerical	911	17
Service Occupations:		
Private Household	0	0
Protective Service	182	3
Service, except protective & household	326	6
Farming, Forestry & Fishing Occupations	26	<1
Precision production, craft & repair occupations	346	6
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	49	1
Transportation & material moving	84	1
Handlers, equipment cleaners, helpers & laborers	119	2

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	0	0
200-299	0	0
300-399	0	0
400-499	9	4
500-599	0	0
600-699	8	4
>700	196	92
Total	213	100
Median Rent: \$991 (Laguna CDP)		
Mean Rent: \$966 (Laguna CDP)		

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	1,357	27
6-11	826	10
12-17	607	41
18-24	588	18
25-34	2,773	38
35-44	1,905	59
45-54	749	6
55-64	449	6
>65	330	14
Totals	9,584	219
Racial Groups		
White	7,392	177
Black	580	0
Amer. Indian	68	0
A/P Islander	1,226	42
Other	318	0
Hispanic	1,005	61

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	18,858
Total Household Population	17,693
Group Quarter Population	1,165
Number of Households	5,857
Persons per Household	3.02
Total Family Population	16,050
Number of Families	4,866
Persons per Family	3.30

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	13,270	70%
Black	2,170	12
American Indian	166	1
Asian/Pacific Islander	2,420	13
Other	832	4
Total	18,858	100%
Hispanic	2,370	13%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	373
Vacant Housing Units (For Rent in 1990)	104
Total Vacant Units (1990)	496
Total Vacant Units (1990)	885
Vacancy Rate (1980)	11.7%
Vacancy Rate (1990)	13.0%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	5,271	---	---
1980 Census	11,613	6,342	120
1990 Census	18,858	7,245	62

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,995	11%
5-17	3,728	20
18-24	1,563	8
25-44	8,510	45
45-64	2,292	12
65 over	770	4
Total	18,858	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	6,876	52	127	7,005
1995	9,595	1,207	139	10,941
2000	13,773	2,977	158	16,908
2005	20,611	7,962	177	28,750

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	18,858	---	---
1995	34,740	15,882	84
2000	52,967	18,227	53
2005	88,266	35,299	67

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	485	4	0	53	542
1980	550	28	0	68	646
1985	573	28	0	94	695
1990	4,107	7	0	117	4,231
1991	5,998	22	30	119	6,169
1992	6,876	22	30	127	7,055

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	1,260	---	---
1980 Census	3,755	2,495	198
1990 Census	5,857	2,102	56

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	280	5%
Single Person Household	711	12
Other Family-No Children <18 Years	1,887	32
Husband-Wife Family with Children <18 Years	2,501	43
Female Family Head-Children <18 Years	378	6
Male Family Head-Children <18 Years	100	2
Total Households	5,857	100%

** Information based upon Laguna Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 18 Franklin-Laguna

Prepared by the Sacramento County Planning and Community Development Department

CPA 19 - ELK GROVE

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Elk Grove community planning area is defined as the area bounded on the north by Calvine Road; on the northeast by Grant Line Road and the Cosumnes River; on the south and east by the Cosumnes River; and on the west by Highway 99. This area contains about 21,000 acres with a population of 22,541 in 1990.

COMMUNITY CHARACTERISTICS

Up until the 1970's, the Elk Grove community planning area was an agricultural and rural residential community except for the urban portion of the unincorporated town of Elk Grove. The town of Elk Grove served as shopping, economic, and cultural center for the surrounding agricultural lands. Most of the commercial activities in "downtown" Elk Grove focused on farming-related activities, such as creameries, wineries, nurseries and grain mills. Today, although Elk Grove still has the atmosphere of a small rural town, this atmosphere is changing to a more suburban flavor due to the in-migration of new residents. Over the past 15 to 20 years, the planning area has increasingly been transformed into a bedroom community, as new residential subdivisions have proliferated, formerly agricultural lands have parcelized and the demand for services such as schools and parks have increased.

POPULATION CHARACTERISTICS

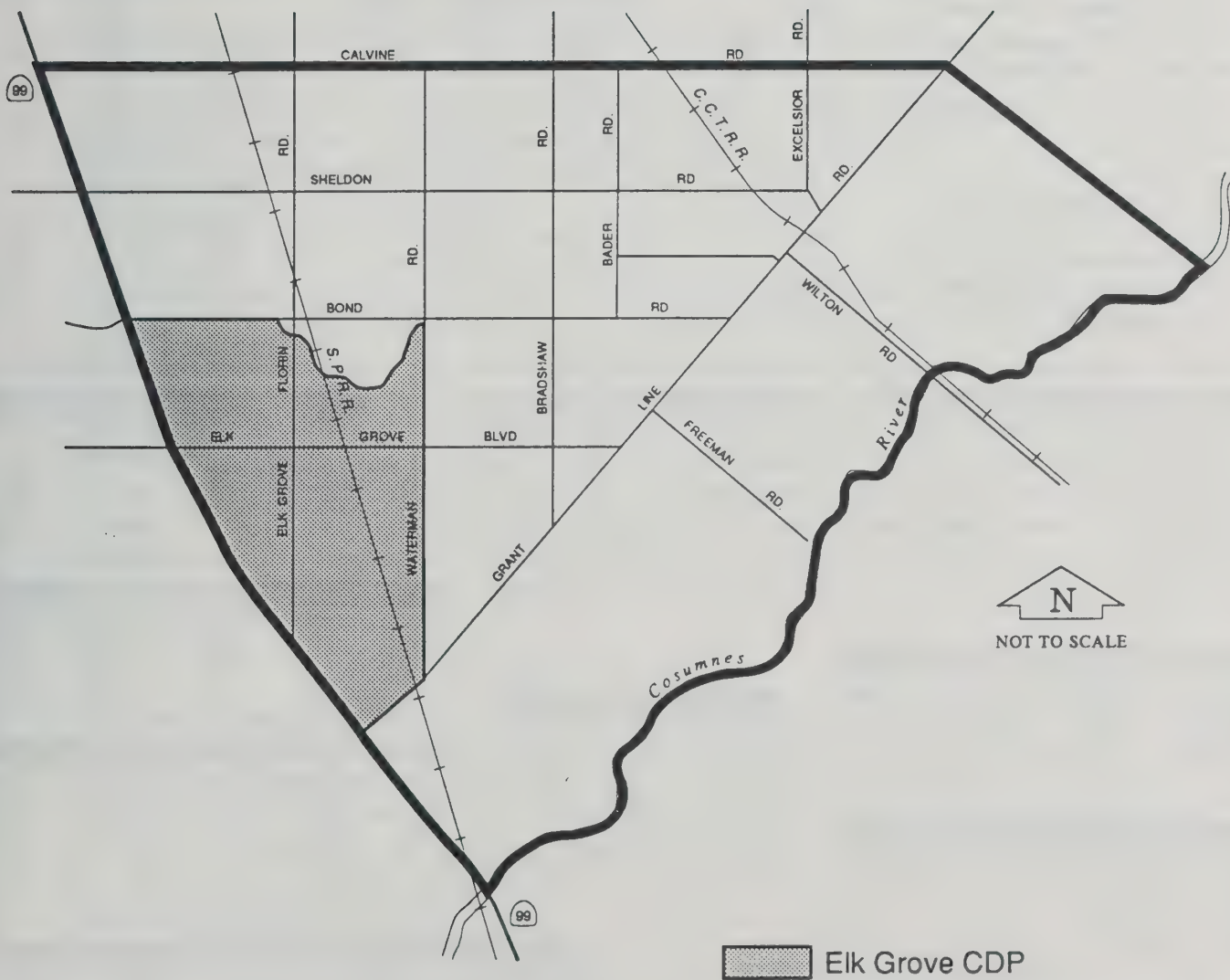
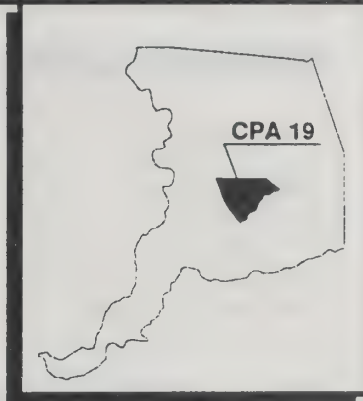
The population of the Elk Grove planning area in Census year 1970 was estimated at 7,701 residents, growing to 17,327 by 1980 and more than 22,500 residents by the census of 1990. The community had an average growth rate of 125 percent from 1970 to 1980, as compared to the entire County's rate of 23 percent for the same period. Elk Grove's growth rate of 125 percent, was the highest among all community planning areas in the County. Population projections conducted for the community planning area estimate that the area will continue experiencing rapid growth within the next few years, as the population size increases by 9,328 residents from 1990 to 1995, 10,961 residents from 1995 to 2000, and eventually by 17,829 residents from 2000 to 2005. The area's population is projected to increase by approximately 170 percent, growing from 22,541 persons in 1990 to 60,659 in the year 2005. Portions of the Elk Grove planning area, together with the Laguna and Antelope areas, were identified in the 1980's as areas targeted for immediate urbanization. Adoption of the Elk Grove-West Vineyard Urban Study Area Plan in 1989 has provided land for urban development in the 1990's. In addition, the Calvine SPA was approved by the Board in 1992, and allows a mixture of residential and commercial uses.

SOCIAL CHARACTERISTICS

Ethnic distribution in Elk Grove indicates a much higher proportion of Whites and much lower proportion of other ethnic groups in 1990, than in the County as a whole. Whites constitute 90 percent of the population while Blacks and Asian/Pacific Islanders constitute another 2 percent and 5 percent, respectively. The 1990 Census information regarding housing type composition indicates that the majority of Elk Grove residents live in married-family households. Approximately 74 percent of Elk Grove households are comprised of husband-wife/no children and husband-wife with children households. This percentage is significantly higher in comparison to County's average of 50 percent. However, Elk Grove did have a lower percentage of single-person, single parent male-headed and single parent female-headed households compared to the County totals. The percentage of total population between the ages of 5-17 years is significantly higher in the Elk Grove area (24 percent) in comparison to the County (18 percent). Household income in Elk Grove is \$44,057, compared to \$32,297 for the County as a whole. The Elk Grove workers are distributed across occupations in a pattern which is comparable to that in the County. Approximately 940 residents of the total 15,591 residents lived in poverty in 1990.

HOUSING CHARACTERISTICS

In 1992, the Elk Grove area was estimated to contain 8,287 dwelling units, of which 85 percent were single family, 6 percent were 2-4 units, 7 percent were 5 or more units and 2 percent were mobile homes. The explosive population growth experienced by the community area in the 1970's is evident when examining the community historical housing unit growth trends. The total housing stock in Elk Grove increased by 5,816 units or by 235 percent, growing from 2,471 housing units in 1975 to 8,287 in 1992. Similar to many of the newer communities within the unincorporated area of Sacramento County that experienced growth in 1970's and 1980's, Elk Grove does have a significantly higher percentage of housing stock constructed after 1975. More than 70 percent of the current housing stock in Elk Grove was constructed prior to 1975. As Elk Grove is projected to experience rapid growth over the next several years, this may eventually influence the housing composition of the planning area. SACOG estimates a total of 12,410 new units to be constructed within the area by the year 2005, of which a portion of new housing construction will be in the multi-family category. It is anticipated that of the 12,410 new units to be built in Elk Grove, multi-family units will account for 4,428 new units, comprising up to 36 percent of total new housing growth. Results from the 1990 Census revealed the Elk Grove had a rather low vacancy rate of 3.7 percent.



COMMUNITY PLANNING AREA 19 Elk Grove

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	447	10	414	4
High School (1-4 Yrs)	1,156	10	861	8
High School Grad	2,982	25	2,531	24
Some College	3,582	31	3,062	30
Associate Degree	1,309	11	1,245	12
Bachelor's Degree	1,598	14	1,578	15
Graduate/Professional Degree	688	6	688	7

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	194	3
1985-88	981	17
1980-84	1,262	22
1970-79	2,324	40
1960-69	640	11
1950-59	311	5
1940-49	97	2
1930 & older	58	1
Total	5,687	100
Median Year: 1978 (Elk Grove CDP)		

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	320	6
10,000-19,999	454	8
20,000-29,999	810	14
30,000-39,999	874	15
40,000-49,999	852	15
50,000-59,999	805	14
>60,000	1,545	27
Total	5,660	100

Median Income: \$44,057 (Elk Grove CDP)
Mean Income: \$47,378 (Elk Grove CDP)

OCCUPATION (16 years and over)**

	Total	Percentage
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	1,365	16
Professional Specialty	1,127	13
Technical, Sales & Administrative Support:		
Technicians & Related Support	307	4
Sales	1,048	12
Administrative Support, including Clerical	1,629	19
Service Occupations:		
Private Household	43	<1
Protective Service	198	2
Service, except protective & household	799	9
Farming, Forestry & Fishing Occupations	159	2
Precision production, craft & repair occupations	883	10
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	269	3
Transportation & material moving	418	5
Handlers, equipment cleaners, helpers & laborers	330	4

GROSS RENT**

Price	# of Units	Percentage
\$0-99	4	<1
100-199	13	1
200-299	20	2
300-399	51	4
400-499	147	11
500-599	230	17
600-699	324	24
>700	539	41
Total	1,328	100
Median Rent: \$650 (Elk Grove CDP)		
Mean Rent: \$679 (Elk Grove CDP)		

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	1,464	105
6-11	1,918	155
12-17	1,877	131
18-24	1,311	72
25-34	2,471	202
35-44	3,264	141
45-54	1,894	27
55-64	1,062	38
>65	1,085	68
Totals	16,346	939
Racial Groups		
White	14,768	823
Black	309	30
Amer. Indian	221	14
A/P Islander	689	18
Other	359	54
Hispanic	1,469	134

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	22,541
Total Household Population	22,410
Group Quarter Population	131
Number of Households	7,313
Persons per Household	3.06
Total Family Population	20,399
Number of Families	6,143
Persons per Family	3.32

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	20,225	90%
Black	506	2
American Indian	235	1
Asian/Pacific Islander	1,064	5
Other	511	2
Total	22,541	100%
Hispanic	2,075	9%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	52
Vacant Housing Units (For Rent in 1990)	57
Total Vacant Units (1980)	549
Total Vacant Units (1990)	283
Vacancy Rate (1980)	9.1%
Vacancy Rate (1990)	3.7%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	7,701	---	---
1980 Census	17,327	9,626	125
1990 Census	22,541	5,214	30

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,630	7%
5-17	5,504	24
18-24	1,818	8
25-44	7,805	35
45-64	4,102	18
65 over	1,682	8
Total	22,541	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	7,011	1,054	222	8,287
1995	8,662	1,832	227	10,721
2000	11,202	3,207	237	14,666
2005	14,963	5,482	252	20,697

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	22,541	---	---
1995	31,869	9,328	41
2000	42,830	10,961	34
2005	60,659	17,829	42

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	2,068	236	100	67	2,471
1980	3,667	374	312	99	4,452
1985	4,882	522	318	115	5,837
1990	6,397	467	443	220	7,527
1991	6,783	475	556	220	8,034
1992	7,011	483	571	220	8,287

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	2,165	---	---
1980 Census	5,473	3,308	153
1990 Census	7,313	1,840	34

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	292	4%
Single Person Household	878	12
Other Family-No Children <18 Years	2,488	34
Husband-Wife Family with Children <18 Years	2,941	40
Female Family Head-Children <18 Years	550	8
Male Family Head-Children <18 Years	164	2
Total Households	7,313	100%

** Information based upon Elk Grove Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 19 Elk Grove

Prepared by the Sacramento County Planning and Community Development Department

CPA 20 - DELTA

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Delta community planning area is 106,700 acres of waterways and fertile land, located in the southwesterly portion of Sacramento County. Second largest in size after the Southeast County community planning area, it is one of the smallest in population of Sacramento County's community planning areas. The Delta area is bounded by the Sacramento City limits on the north, the I-5 freeway on the east, and the County-line on the south and west.

COMMUNITY CHARACTERISTICS

Agriculture is the predominant land use in the Delta area, occupying over 80,000 acres. Agricultural use has historically been the basis for most of the activity that occurs in the Delta, as the Delta islands and tracts were originally reclaimed from swampland for agricultural purposes. Several small incorporated towns including Freeport, Hood, Courtland, Locke and Walnut Grove were located along the Sacramento River to serve the agricultural population and to take advantage of waterborne transportation of crops. Today, the Delta area remains to be a truly rural area. Next to agriculture, waterways make recreation the second most important industry in the Delta. Along the periphery of the community, major industrial and commercial development provide goods, services and employment for the area's residents. The Delta's significant mineral resources include natural gas, and some sand and gravel.

POPULATION CHARACTERISTICS

The Delta planning area was home to 4,800 person in 1980, up from 4,653 persons in 1970. The 1990 Census identified 5,548 residents within the area, a slow growth rate of approximately 16 percent from 1980 to 1990. The slow rate of growth is expected to continue in the near future, to a projected level of 6,205 residents in 1995 and 7,894 residents in 2005. Very little growth is projected for the Delta area since the area is planned for continuing rural and agricultural use.

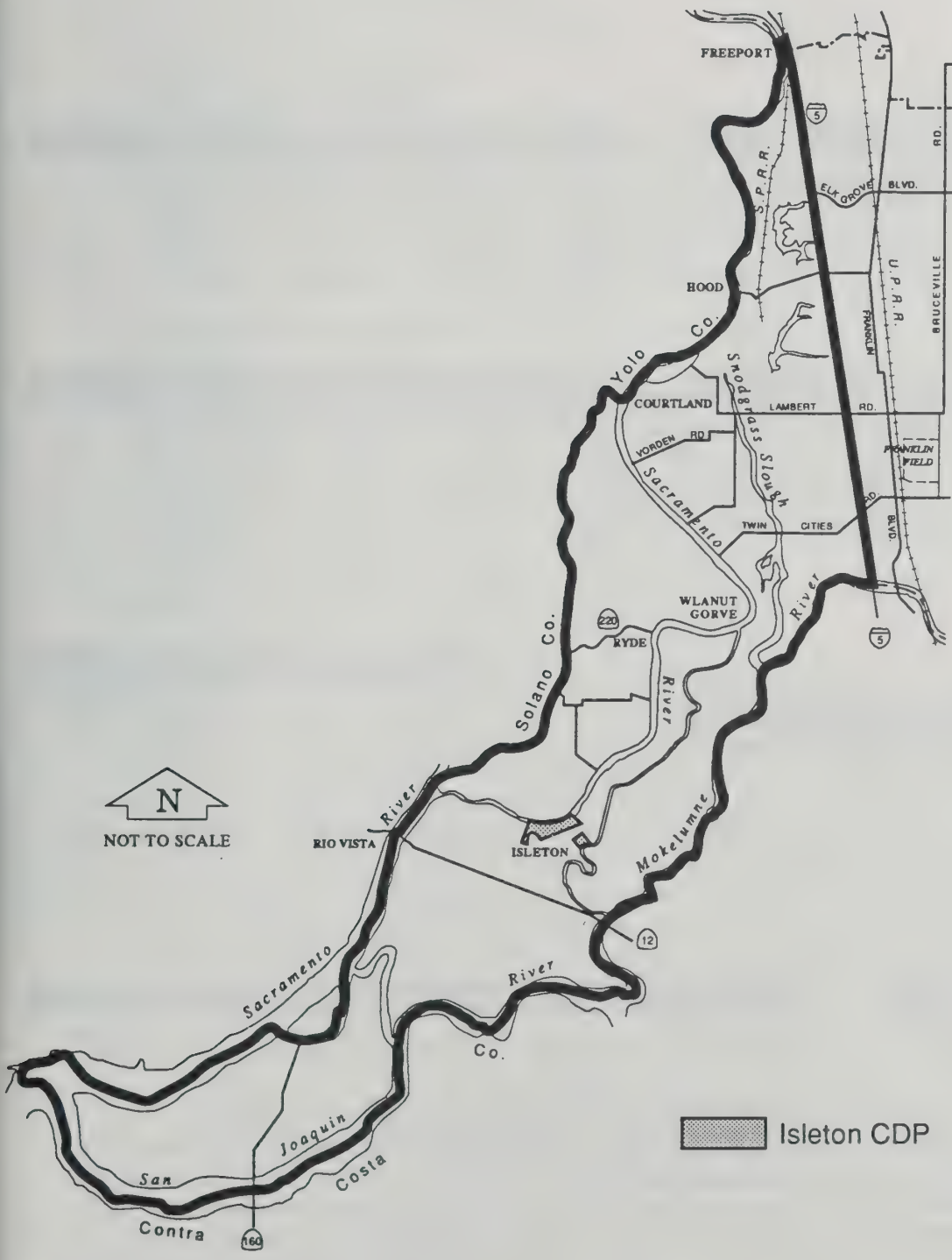
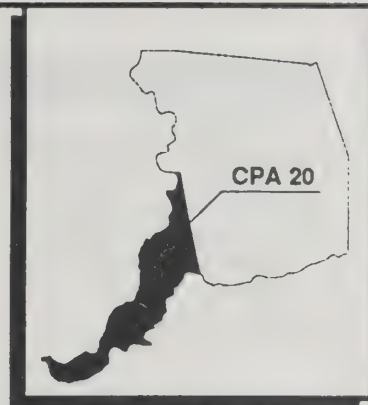
SOCIAL CHARACTERISTICS

The Delta area has one of the highest proportion of ethnic minorities among all community planning areas within Sacramento County. There are slightly more Hispanics and other minority ethnic group residents but fewer Blacks than in the County average. The "other" ethnic group category constitutes residents make-up 8 percent of the population compared to 5 percent County-wide, while 28 percent of Delta residents identified themselves as being of Hispanic origin, compared to 12 percent County-wide. (Persons of Hispanic origin are also counted in the other census racial and ethnic categories, i.e. black, white, etc.) The percentage of White population in Delta was estimated in the year 1990 at 80 percent. In 1990, Delta had an equal proportion of individuals of the American Indian and Asian/Pacific Islander ethnic groups compared to County

totals. The Delta's population is considered relatively older than the County, as the percentages of total population between the ages of 45-64 years, 65+ years are higher in the Delta in comparison to County percentages. The area's percentage of population at 45 years and older (42 percent) is significantly higher than the 29 percentage for the County.

HOUSING CHARACTERISTICS

The composition of the housing supply in Delta has remained the same over the past several decades. Although the housing stock has increased from 1,815 units in 1975 to 4,271 units in 1992, the percentage of housing unit types have remained very similar within this timeframe. In 1975, of the total 1,815 units within the community area, 74 percent or 1,333 units were single family units, 10 percent or 190 units were 2-4 residential units, 6 percent or 117 dwelling units were 5+ units and mobile home accounted for 10 percent of the total housing stock. In 1992, the percentage breakdown of housing unit type for the Delta were as follows: 76 percent single family units, 9 percent 2-4 units, 6 percent 5+ units and 9 percent mobile home units. This composition is expected to continue throughout the next decade as almost equal proportion of single family, multi-family and mobile home units are projected to be constructed within the planning area. The 2010 Sacramento County General Plan designates the majority of the Delta area for agricultural use. The General Plan Agricultural designation will constrain large scale urban residential development within the unincorporated portion of the planning area. Approximately 43 percent of the housing units within the community planning area were constructed prior to 1975.



COMMUNITY PLANNING AREA 20 Delta

Prepared by the Sacramento County Planning and Community Development Department

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	5,548
Total Household Population	5,401
Group Quarter Population	147
Number of Households	2,149
Persons per Household	2.51
Total Family Population	4,419
Number of Families	1,468
Persons per Family	3.01

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	14
Vacant Housing Units (For Rent in 1990)	31
Total Vacant Units (1980)	133
Total Vacant Units (1990)	269
Vacancy Rate (1980)	6.5%
Vacancy Rate (1990)	11.1%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	4,653	---	---
1980 Census	4,800	147	3
1990 Census	5,548	748	16

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	1,503	200	644	2,347
1995	1,616	277	650	2,543
2000	1,793	395	658	2,846
2005	1,964	511	666	3,141

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	5,548	---	---
1995	6,205	657	12
2000	7,058	853	14
2005	7,894	836	12

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	1,671	155	46	235	2,107
1980	1,720	157	46	346	2,269
1985	1,748	165	54	375	2,342
1990	1,470	143	55	634	2,302
1991	1,485	145	55	634	2,319
1992	1,503	145	55	644	2,347

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	1,555	---	---
1980 Census	1,917	362	23
1990 Census	2,149	232	12

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	4,456	80%
Black	37	1
American Indian	80	2
Asian/Pacific Islander	507	9
Other	468	8
Total	5,548	100%
Hispanic	1,529	28%

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	323	6%
5-17	919	16
18-24	425	8
25-44	1,577	28
45-64	1,388	25
65 over	916	17
Total	5,548	100%

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	124	6%
Single Person Household	557	26
Other Family-No Children <18 Years	849	39
Husband-Wife Family with Children <18 Years	488	23
Female Family Head-Children <18 Years	93	4
Male Family Head-Children <18 Years	38	2
Total Households	2,149	100%

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 20

Delta

Prepared by the Sacramento County Planning and Community Development Department

CPA 21 - GALT

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

Located midway between Sacramento and Stockton on the southern edge of Sacramento County, the Galt community planning area is bounded by Twin Cities Road on the north, Christensen Road and Sargent Avenue on the west, the Sacramento-San Joaquin County line on the south, and Marengo Road on the east. The Galt community planning area, encompassing approximately 7,300 acres, is largely consisted of the incorporated City of Galt.

COMMUNITY CHARACTERISTICS

Although a large portion of Galt is used for agriculture, primarily row crops and pasture land for dairy animals, Galt has attracted many young families who took advantage of the area's small-town environment and affordable housing. As the City of Galt is strategically situated near the midpoint of downtown Sacramento and Stockton, precisely 23 miles south of downtown Sacramento and 22 miles north of Stockton, many of these new residents lived in Galt but continue to commute to these two areas for employment.

POPULATION CHARACTERISTICS

The Galt community planning area was home to 6,641 persons in 1980. The area grew by more than 60 percent in the period from 1970 to 1980; while the county was growing at a rate of 23.5 percent. The 1990 census identified a population of 8,838 residents, growing by approximately 33 percent from 1980. A majority of the new urban growth in the Galt planning area has occurred within the incorporated City of Galt. Several new residential subdivisions, including supporting commercial services, have been established with the City of Galt. Most of the unincorporated portion of the Galt planning area has remained rural, and is projected to remain rural over the next 20 years, unless the City of Galt were to annex portions of the unincorporated area. SACOG projects the area to undergo extensive urbanization over the next several years, as the area's population is projected to increase to 15,944 residents in 1995, 21,057 persons in 2000, and eventually up to 24,322 persons in 2005.

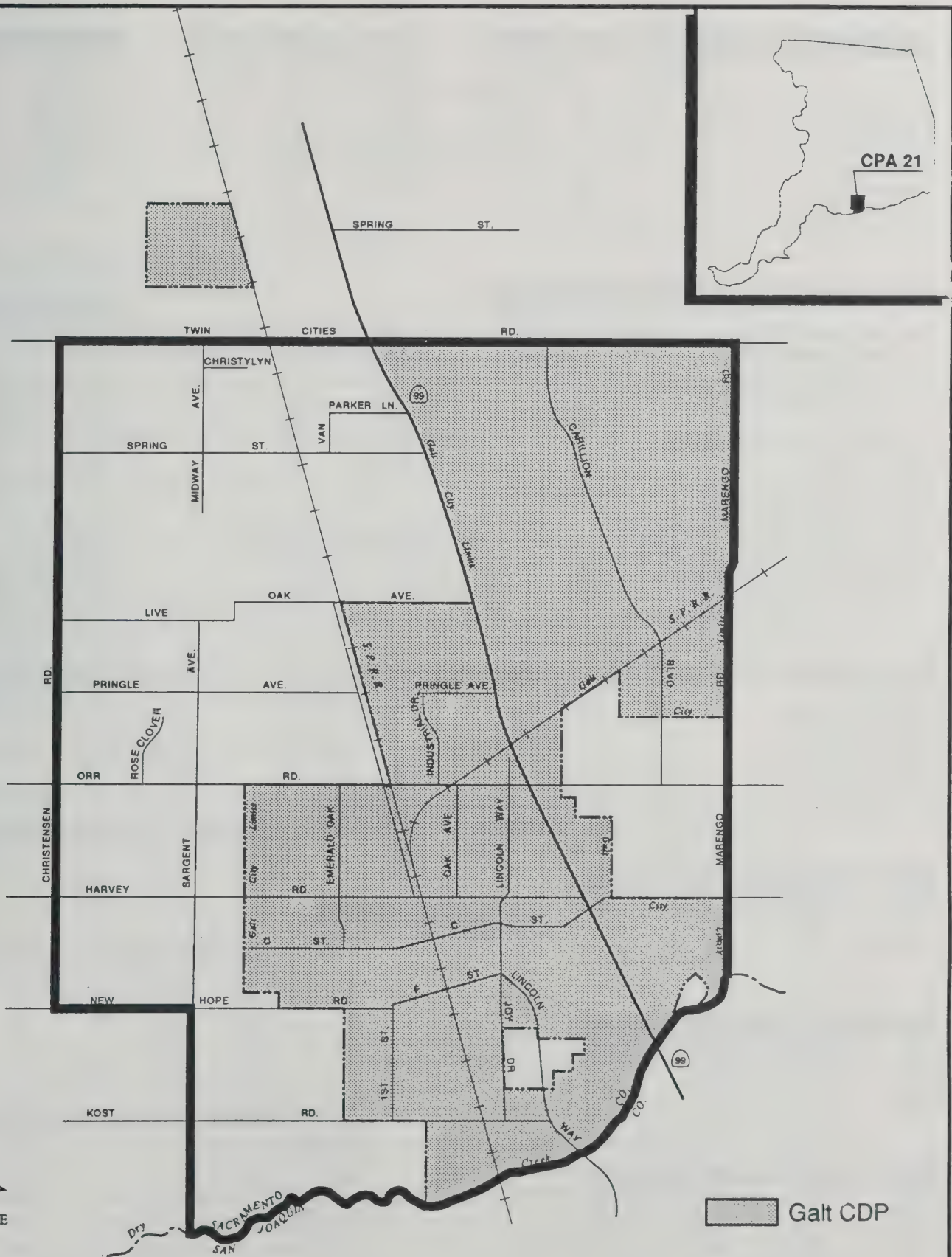
SOCIAL CHARACTERISTICS

The 1990 Census reported 2,974 households within the community planning area. Of these households, 69 percent live in married family households, compared to the County-wide average of 50 percent. Galt has a lower percentage of non-family households, single person households and single parent households. Galt's population in 1990, was approximately 90 percent White. This proportion is higher than that of the County-wide area (75 percent). There is a smaller proportion of minority residents in Galt, especially among Black, American Indian and Asian/Pacific Islander ethnic groups. The planning area has a significantly higher percentage of Hispanic population (21 percent). (Persons of Hispanic origin are also counted in the other census racial and ethnic categories, i.e. White, Black, etc.) The in-migration of younger families has changed the overall

family composition of Galt's Delta's population. Historically, Galt had a higher percentage of total population at 45 years and older than the County, however, in 1990, the percentage of residents within the 5-17 years age group in Galt was higher than that the County's average. Median income in the Galt CDP area is \$31,056. Galt has a higher percentage of residents employed in the farming practices, when compared to County percentage.

HOUSING CHARACTERISTICS

In 1990, there were 3,437 dwelling units in the Galt planning area, of which 156 units were vacant. The housing type composition was 71 percent single family units, 10 percent duplexes and triplexes, 8 percent apartments and 11 percent mobile homes. SACOG projects Galt's housing stock to increase from 4,271 units in 1992 to 9,398 units in 2005. The area's single family housing stock is expected to increase by 4,266 units or 130 percent, while the area's multiple family unit stock is estimated to increase by 126 percent or 801 units, by the year 2005. Median rent in the Galt CDP area is \$478, much lower than the County's figure of \$527.



COMMUNITY PLANNING AREA 21

Galt

Prepared by the Sacramento County Planning and Community Development Department



EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	922	15	828	16
High School (1-4 Yrs)	1,119	18	854	16
High School Grad	1,760	28	1,500	28
Some College	1,548	25	1,305	25
Associate Degree	302	5	294	6
Bachelor's Degree	483	8	455	9
Graduate/Professional Degree	98	2	98	2

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	333	11
1985-88	608	20
1980-84	271	9
1970-79	855	28
1960-69	440	14
1950-59	285	9
1940-49	155	5
1930 & older	126	4
Total	3,073	100
Median Year: 1976 (Galt CDP)		

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	377	13
10,000-19,999	454	16
20,000-29,999	557	19
30,000-39,999	459	16
40,000-49,999	406	14
50,000-59,999	345	12
>60,000	309	11
Total	2,907	100
Median Income: \$31,056 (Galt CDP)		
Mean Income: \$34,858 (Galt CDP)		

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	333	9
Professional Specialty	341	10
Technical, Sales & Administrative Support:		
Technicians & Related Support	88	2
Sales	399	11
Administrative Support, including Clerical	501	14
Service Occupations:		
Private Household	0	0
Protective Service	80	2
Service, except protective & household	301	8
Farming, Forestry & Fishing Occupations	241	7
Precision production, craft & repair occupations	524	15
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	242	7
Transportation & material moving	245	7
Handlers, equipment cleaners, helpers & laborers	285	8

GROSS RENT**

Price	# of Units	Percentage
\$0-99	9	1
100-199	53	6
200-299	72	9
300-399	139	17
400-499	183	22
500-599	132	16
600-699	147	18
>700	102	12
Total	837	100
Median Rent: \$478 (Galt CDP)		
Mean Rent: \$495 (Galt CDP)		

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	719	132
6-11	713	154
12-17	776	122
18-24	799	99
25-34	1,445	93
35-44	1,131	118
45-54	721	65
55-64	592	32
>65	935	82
Totals	7,831	897
Racial Groups		
White	6,802	844
Black	33	0
Amer. Indian	69	20
A/P Islander	229	0
Other	698	33
Hispanic	1908	347

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	8,838
Total Household Population	8,704
Group Quarter Population	34
Number of Households	2,974
Persons per Household	2.9
Total Family Population	7,701
Number of Families	2,332
Persons per Family	3.3

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	7,935	90%
Black	59	1
American Indian	90	1
Asian/Pacific Islander	173	2
Other	581	6
Total	8,838	100%
Hispanic	1,826	21%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	66
Vacant Housing Units (For Rent in 1990)	28
Total Vacant Units (1980)	139
Total Vacant Units (1990)	156
Vacancy Rate (1980)	5.9%
Vacancy Rate (1990)	5.0%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	4,206	---	---
1980 Census	6,641	2,435	60
1990 Census	8,838	2,197	33

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	8,838	---	---
1995	15,944	7,156	81
2000	21,057	5,063	32
2005	24,322	3,265	16

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	1,245	---	---
1980 Census	2,208	963	77
1990 Census	2,974	766	35

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	741	8%
5-17	1,849	21
18-24	799	9
25-44	2,806	32
45-64	1,570	18
65 over	1,073	12
Total	8,838	100%

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	3,246	635	390	4,271
1995	4,196	775	400	5,371
2000	5,659	989	415	7,063
2005	7,512	1,436	450	9,398

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	1,333	190	117	175	1,815
1980	1,593	261	209	335	2,398
1985	1,830	318	259	348	2,755
1990	2,438	338	271	390	3,437
1991	2,828	338	271	390	3,827
1992	3,246	364	271	390	4,271

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	99	3%
Single Person Household	543	18
Other Family-No Children <18 Years	1,058	36
Husband-Wife Family with Children <18 Years	968	33
Female Family Head-Children <18 Years	244	8
Male Family Head-Children <18 Years	62	2
Total Households	2,974	100%

** Information based upon Galt Census Designated Place

Source: 1970, 1980 & 1990 U.S. Census and Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 21 Galt

Prepared by the Sacramento County Planning and Community Development Department

CPA 22 - COSUMNES

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Cosumnes planning area, the largest community planning area in the County encompassing over 107,000 acres, is located within the eastern portion of Sacramento County. The boundaries of the planning area run along a line southwest from the Folsom planning area to the Elk Grove planning area, and east to the El Dorado and Amador County line. The Cosumnes planning area encircles the separate community planning area of Rancho Murieta.

COMMUNITY CHARACTERISTICS

The Cosumnes area consists of mostly low yield agricultural parcels and larger lot agricultural-residential parcels. The planning area is located beyond the urban fringe of the unincorporated area, and small communities of Sloughhouse and Wilton lie within its boundaries. The existing rural land use pattern is expected to be the dominant characteristics of the area for many years to come. The present trend of developing smaller lot agricultural-residential parcels will continue slowly, mostly in and around Sloughhouse and Wilton, expanding outward to form larger rural-residential concentrations.

POPULATION CHARACTERISTICS

With only 44 residents in 1980, the Cosumnes planning area had the lowest population count among all community planning areas in the County. Its population grew from 44 persons in 1980 to 3,668 residents in 1990. This influx of new residents within the planning area in the 1980's is attributed to the division of several agricultural/farming parcels for residential and hobby farming purposes. The area is anticipated to achieve moderate population growth, as it's population is projected to be at 8,551 residents in 1995, 12,805 in 2000 and 31,835 residents in the year 2005.

SOCIAL CHARACTERISTICS

In 1990, the Census identified that of the racial and ethnic composition of the Cosumnes planning area's population, 89 percent was White. Cosumnes also had a significantly lower proportion of all ethnic groups including individuals of Black, American Indian, Asian/Pacific Islander, Hispanic and other ethnic groups, when compared to County's average. The planning area's population is older than the County average, with a higher percentage of total population above the age of 45 in comparison to the County average. The area's percentage of population group within the 45-64 and 65+ years range of 26 and 13 percent, respectively, is higher than the 18 percent and 11 percent average for the County. A majority of the Cosumnes planning area population live in married family households, at approximately 77 percent, compared to the County-wide average of 50 percent. In addition, the area has a significantly lower percentage of non-family households, single person households and single parent households.

HOUSING CHARACTERISTICS

Of the estimated 1,939 dwelling units within the Cosumnes community planning area in 1992, 76 percent were single family dwelling units, 1 percent were 2 to 4 units and 24 percent were mobile home units. Cosumnes clearly has a larger percentage of single-family dwelling unit compared to the County's percentage of 65 percent. Cosumnes also has the largest proportion of mobilehome units among all community planning areas in the County.

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	3,668
Total Household Population	3,568
Group Quarter Population	100
Number of Households	1,282
Persons per Household	2.8
Total Family Population	3,138
Number of Families	1,027
Persons per Family	3.1

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	11
Vacant Housing Units (For Rent in 1990)	1
Total Vacant Units (1980)	2
Total Vacant Units (1990)	49
Vacancy Rate (1980)	9.1%
Vacancy Rate (1990)	3.7%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	82	---	---
1980 Census	44	-38	-46
1990 Census	3,668	?	?

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	1,468	13	457	1,938
1995	2,364	214	485	3,063
2000	3,741	524	529	4,794
2005	10,500	2,431	571	13,502

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	3,668	---	---
1995	8,551	4,883	133
2000	12,805	4,254	50
2005	31,835	19,030	149

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	792	10	3	159	964
1980	1,023	13	3	206	1,245
1985	1,139	13	3	278	1,433
1990	1,351	13	0	451	1,815
1991	1,403	13	0	454	1,870
1992	1,468	13	0	457	1,939

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	28	---	---
1980 Census	20	-8	-29
1990 Census	1,282	1,262	6310

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	3,259	89%
Black	124	3
American Indian	74	2
Asian/Pacific Islander	90	3
Other	121	3
Total	3,668	100%
Hispanic	348	9%

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	192	5%
5-17	745	20
18-24	235	7
25-44	1,065	29
45-64	968	26
65 over	463	13
Total	3,668	100%

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	54	4%
Single Person Household	201	16
Other Family-No Children <18 Years	620	48
Husband-Wife Family with Children <18 Years	374	29
Female Family Head-Children <18 Years	23	2
Male Family Head-Children <18 Years	10	1
Total Households	1,282	100%

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 22

Cosumnes

Prepared by the Sacramento County Planning and Community Development Department

CPA 23 - SOUTHEAST

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Southeast planning area occupies the southeast and the south central area of Sacramento County, excluding the separate community planning area of Galt. It borders the San Joaquin and Amador counties to the south and east, respectively, the Cosumnes River to the west, and a number of streets including Blake and Walmort to the north. The plan area encompasses 101,000 acres, making it the third largest planning area in the County.

COMMUNITY CHARACTERISTICS

Consisting predominantly of farmland, the Southeast area is among the least populated community planning area in the County. The principle centers of population are the areas surrounding Galt and the north central section, the remaining areas being mostly devoted to agricultural use. The defunct Rancho Seco Nuclear Power Plant in the eastern portion is a principal landmark of the planning area and remains surrounded by farmland.

POPULATION CHARACTERISTICS

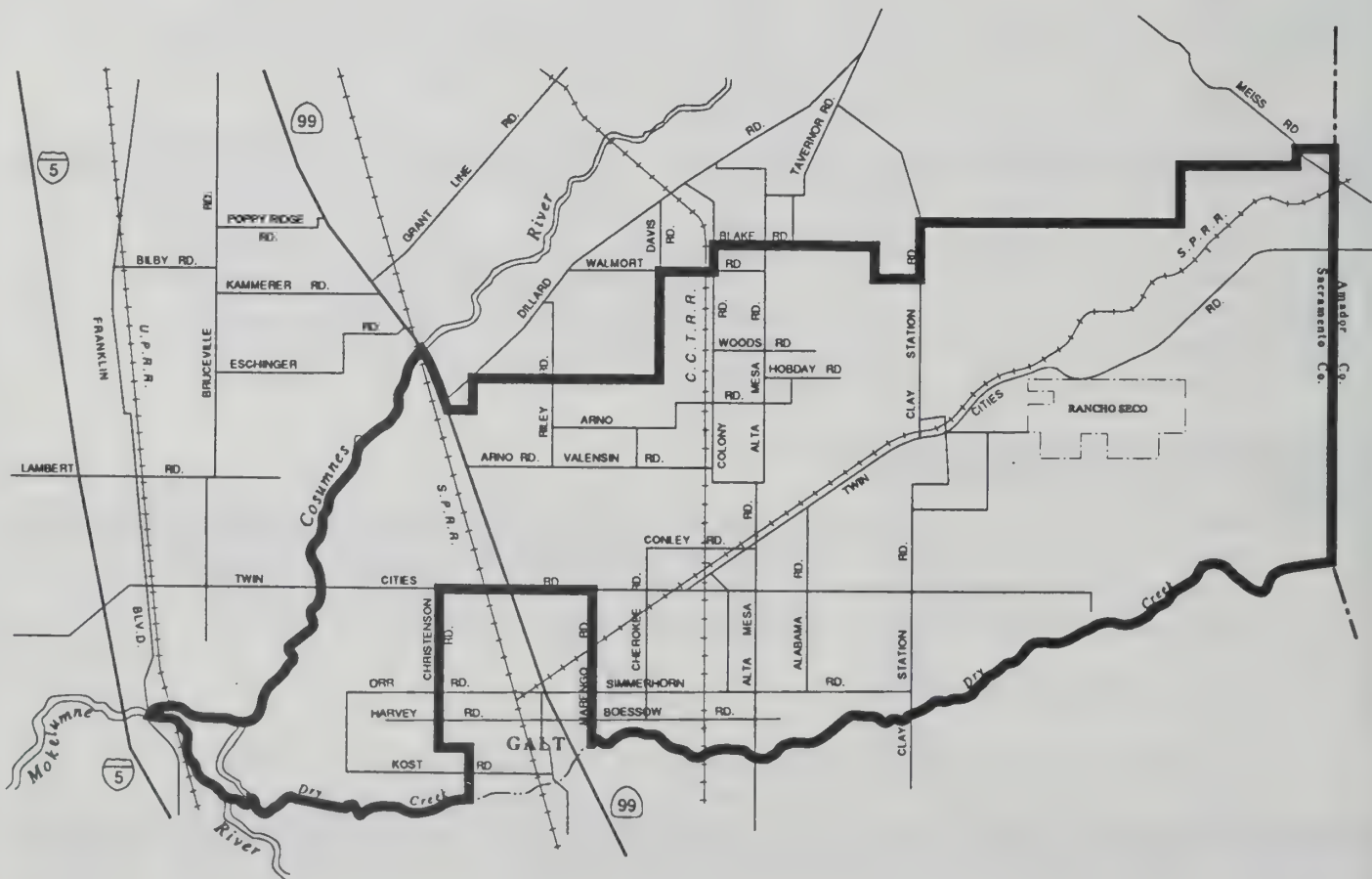
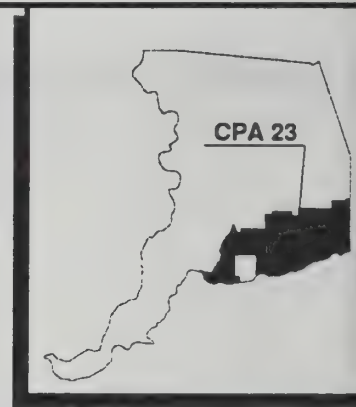
With 3,797 residents in 1970, Southeast planning area had one of the lowest population counts among all community planning areas in the County. Its population grew by 63 percent from 3,797 persons in 1970 to 6,206 residents in 1980. The 1990 Census identified a population of 8,026 persons, growing by 1,820 residents or almost 30 percent, from 1980 to 1990.

SOCIAL CHARACTERISTICS

Over 50 percent of the Southeast planning area population consists of adults between 25 to 64 years old, with older children (5-17 years old) being the second largest group. Whites consist of more than 90 percent of the population, and no individual minority ethnic groups represents more than 5 percent of the remainder. Over 80 percent of all households in the area are married family households, compared to 50 percent total married family households with the County.

HOUSING CHARACTERISTICS

Of the 1,566 housing units existing within the planning area, nearly 1,300 units or 83 percent of total housing stock is comprised of single family dwelling units. In 1992, mobile home units make up the next largest housing unit stock, consisting of 241 units, and multi-family units are very small in number. With so few housing in such a large area, the Southeast community planning area is dominated by open space areas, predominately utilized for agricultural purposes.



COMMUNITY PLANNING AREA 23 Southeast

Prepared by the Sacramento County Planning and Community Development Department



HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	8,026
Total Household Population	7,774
Group Quarter Population	252
Number of Households	2,415
Persons per Household	3.2
Total Family Population	7,703
Number of Families	2,077
Persons per Family	3.4

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	17
Vacant Housing Units (For Rent in 1990)	16
Total Vacant Units (1980)	146
Total Vacant Units (1990)	110
Vacancy Rate (1980)	7.1%
Vacancy Rate (1990)	4.4%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	3,797	---	---
1980 Census	6,206	2,409	63.0
1990 Census	8,026	1,820	29.3

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	1,291	34	241	1,566
1995	1,350	40	259	1,649
2000	1,436	46	289	1,771
2005	1,524	52	318	1,894

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	8,026	---	---
1995	5,017	<3,009>	<37.5>
2000	5,367	350	7.0
2005	5,708	341	6.4

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	616	7	0	126	749
1980	797	31	10	146	984
1985	900	31	10	182	1,123
1990	1,180	34	0	235	1,449
1991	1,236	34	0	238	1,508
1992	1,291	34	0	241	1,566

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	1,003	---	---
1980 Census	1,900	897	89.0
1990 Census	7,415	515	27.1

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	7,265	91
Black	66	1
American Indian	98	1
Asian/Pacific Islander	206	2
Other	391	5
Total	8,026	100
Hispanic	1,220	15

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	529	6
5-17	1,782	22
18-24	643	8
25-44	2,622	33
45-64	1,742	22
65 over	708	9
Total	8,026	100

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	101	4
Single Person Household	237	10
Other Family-No Children <18 Years	966	40
Husband-Wife Family with Children <18 Years	954	40
Female Family Head-Children <18 Years	94	4
Male Family Head-Children <18 Years	63	2
Total Households	2,415	100

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 23

Southeast

Prepared by the Sacramento County Planning and Community Development Department



CPA 24 - RANCHO MURIETA

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

Rancho Murieta is Sacramento County's smallest community planning area, covering a span of 8,350 acres. This lightly developed planning area lies completely within the much larger rural community planning area of Cosumnes. The Rancho Murieta area is located in the middle eastern section of the County. The boundaries, though not entirely defined by easily described landmarks, follow relatively close to Latrobe Road to the north, Stone House Road to the west, Michigan Bar Road to the east and the Cosumnes River and Highway 16 to the south.

COMMUNITY CHARACTERISTICS

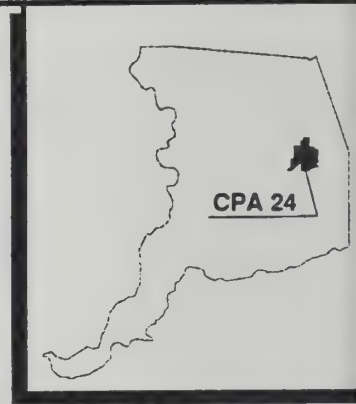
Originally developed by the Operating Engineers Union to serve as an exclusive community for its apprentices, Rancho Murieta possesses many of the typical geographical symbols of a wealthy area, including expensive homes on large lots, a country club, and a championship golf course. Of approximately 1,200 housing units, nearly 1,000 are single family units. Over 15 multi-family units and a handful of mobile homes are also situated in the planning area. A small airport and sewage treatment plant also lie within the planning area boundaries.

POPULATION CHARACTERISTICS

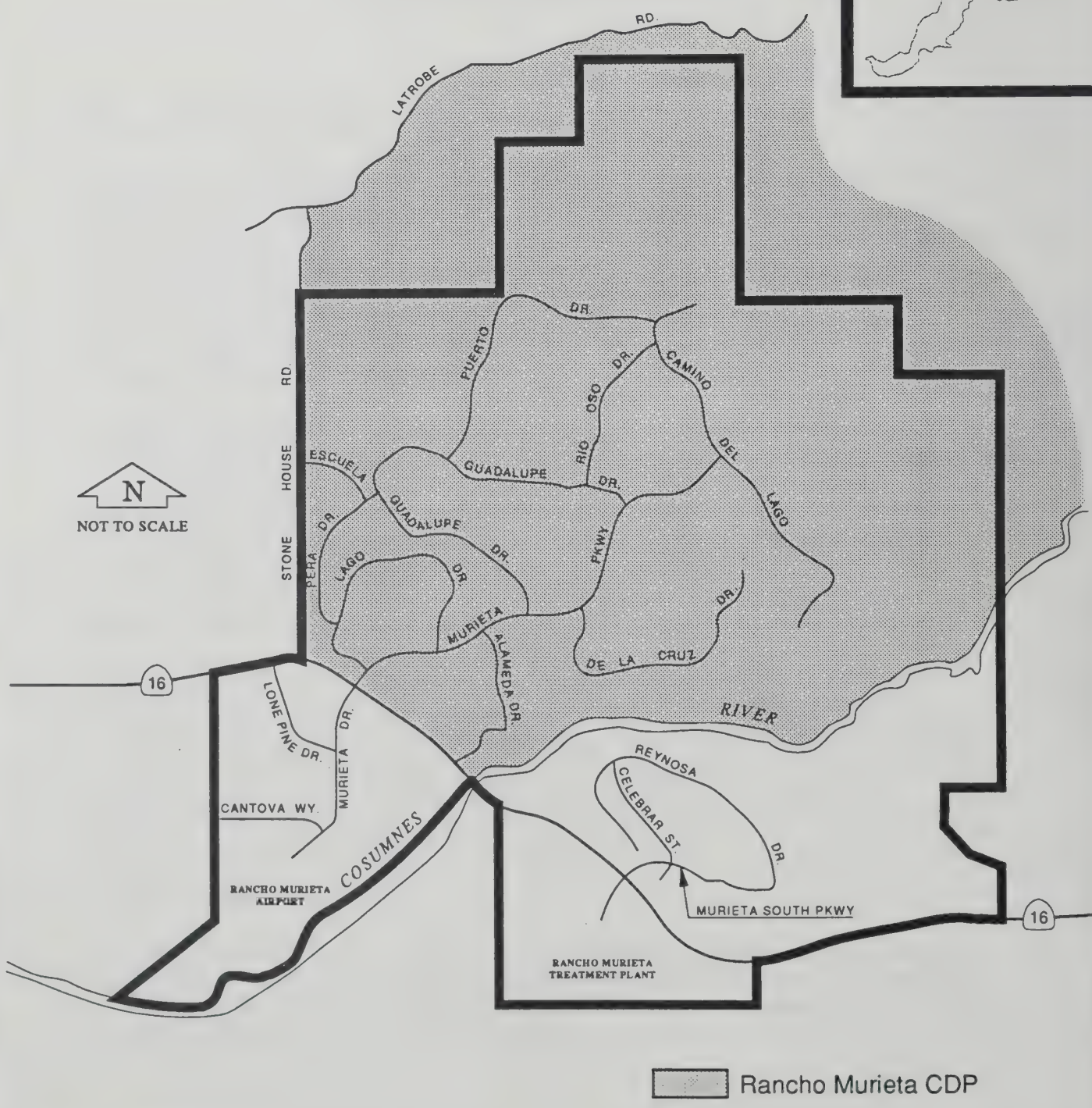
The Ranch Murieta community planning area's 1990 census population of 2340 is projected to double by 1995 and nearly triple to 6,200 persons by the year 2000. Housing production is expected to increase primarily in the single family unit category, from the current levels of 1,037 to 2,260 by 2000. Approximately 95 percent of Rancho Murieta's population is White and more than 75 percent are aged 25 years and older. Nearly two-thirds of the married households are husband-wife with no children. Only 15 percent of the total households in the area are non-family households, single person households and single parent households.

SOCIAL CHARACTERISTICS

The 1990 Census identified the ethnic and racial composition of the area as 95 percent white. The Asian/Pacific Islander category comprised 2 percent of the residents, with Black, American Indian and "Other" groups at one percent each. 85 percent of the families in the planning area consist of both a husband and wife with and without children.



CPA 24



COMMUNITY PLANNING AREA 24 Rancho Murieta

Prepared by the Sacramento County Planning and Community Development Department

EDUCATIONAL ATTAINMENT**

Level Attained	Persons 18 Years & Over		Persons 25 Years & Over	
	Total	Percent	Total	Percent
Elementary (0-8 Yrs)	17	1	17	1
High School (1-4 Yrs)	71	4	51	3
High School Grad	276	15	266	15
Some College	617	33	565	32
Associate Degree	116	6	116	7
Bachelor's Degree	482	26	473	27
Graduate/Professional Degree	279	15	279	16
Total	1,858	100	1,767	100

YEAR STRUCTURES BUILT**

Time Period	# of Units	Percentage
1989-90	64	7
1985-88	428	45
1980-84	266	28
1970-79	173	18
1960-69	14	2
1950-59	0	0
1940-49	0	0
1930 & older	8	1
Total	953	100
Median Year: 1985		

HOUSEHOLD INCOME**

Amount	Total	Percentage
\$0-9,999	0	0
10,000-19,999	44	5
20,000-29,999	49	5
30,000-39,999	83	9
40,000-49,999	106	11
50,000-59,999	104	11
>60,000	542	58
Total	928	100

Median Income: \$68,483
Mean Income: \$96,069

OCCUPATION (16 years and over)**

	Total	Percent
Managerial & Professional Specialty Occupations:		
Executive, Administrative & Managerial	343	33
Professional Specialty	203	19
Technical, Sales & Administrative Support:		
Technicians & Related Support	43	4
Sales	239	23
Administrative Support, including Clerical	137	13
Service Occupations:		
Private Household	0	0
Protective Service	17	2
Service, except protective & household	34	3
Farming, Forestry & Fishing Occupations	5	<1
Precision production, craft & repair occupations	19	2
Operators, Fabricators & Laborers:		
Machine operators, assemblers & inspectors	0	0
Transportation & material moving	4	<1
Handlers, equipment cleaners, helpers & laborers	7	1
Total	1,051	100

GROSS RENT**

Price	# of Units	Percentage
\$0-99	0	0
100-199	0	0
200-299	0	0
300-399	0	0
400-499	0	0
500-599	0	0
600-699	0	0
>700	77	100
Total	77	100
Median Rent: \$1,001		
Mean Rent: \$1,283		

POVERTY STATUS (Age & Race)**

Age Group	# at or above	# below
0-5	148	0
6-11	189	0
12-17	138	4
18-24	85	6
25-34	183	0
35-44	458	6
45-54	389	0
55-64	356	0
>65	375	0
Totals	2,321	16
Racial Groups		
White	2,270	16
Black	34	0
Amer. Indian	17	0
A/P Islander	0	0
Other	0	0
Hispanic	41	0

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	2,340
Total Household Population	2,340
Group Quarter Population	0
Number of Households	931
Persons per Household	2.5
Total Family Population	2,178
Number of Families	814
Persons per Family	2.7

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	2,234	95
Black	35	1
American Indian	10	1
Asian/Pacific Islander	53	2
Other	8	1
Total	2,340	100
Hispanic	82	4%

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	23
Vacant Housing Units (For Rent in 1990)	9
Total Vacant Units (1990)	117
Total Vacant Units (1980)	64
Vacancy Rate (1980)	19.1%
Vacancy Rate (1990)	6.4%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census	653	---	---
1980 Census	1,394	741	113
1990 Census	2,340	946	67.9

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	106	5
5-17	305	13
18-24	122	5
25-44	691	29
45-64	765	33
65 over	351	15
Total	2,340	100

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	1,037	157	29	1,223
1995	1,519	174	29	1,722
2000	2,260	200	29	2,489
2005	2,987	225	29	3,241

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975	8	0	0	4	12
1980	75	84	22	29	210
1985	289	135	22	29	475
1990	794	135	22	29	980
1991	898	135	22	29	1,084
1992	1,037	135	22	29	1,223

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	2,340	---	---
1995	4,228	1,888	80.7
2000	6,231	2,003	47.4
2005	8,193	1,962	31.5

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census	152	---	---
1980 Census	495	343	22.6
1990 Census	931	436	88.1

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	33	4
Single Person Household	84	9
Other Family-No Children <18 Years	561	60
Husband-Wife Family with Children <18 Years	232	25
Female Family Head-Children <18 Years	11	1
Male Family Head-Children <18 Years	10	1
Total Households	931	100

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments



COMMUNITY PLANNING AREA 24 Rancho Murieta

Prepared by the Sacramento County Planning and Community Development Department

CPA 25 - ANTELOPE

COMMUNITY AREA PROFILE

PHYSICAL DESCRIPTION

The Antelope Community Plan is located south of the Sacramento-Placer County line, east of Dry Creek and 28th Street, North of Antelope Road and generally west of the Southern Pacific railroad tracks. The area encompasses 4,052 acres, and was previously a part of the North Highlands community planning area until a separate plan area was created.

COMMUNITY CHARACTERISTICS

Prior to the designation of the Antelope area for urban development by the Board of Supervisors during the update of the County General Plan in 1982, the area was predominantly rural consisting of mostly large vacant parcels, with scattered residential and agricultural structures and a small concentration of dwelling along Walerga Road, north of Antelope Road. Oak trees, single and in groves were found throughout the area, particularly along a gentle ridge line which traversed the area from east to west. The identification of the Antelope area as a new urban growth area in 1982 resulted in the reclassification of the area from previous Urban Reserve land use status to a variety of urban land use categories. The eastern portion of the planning area, which remained in agricultural-residential land use designations, is currently being considered for a mixture of residential, agricultural-residential, and industrial land use through the East Antelope Specific Planning process. The adoption of the 1982 General Plan led to rapid development, to where the area is now almost at buildout. The Antelope area has transformed into a bedroom community, dominated by single family residential units with very little supporting employment and commercial services.

POPULATION CHARACTERISTICS

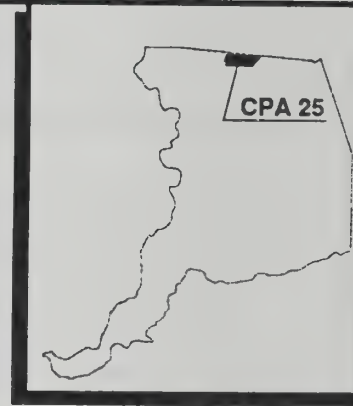
In 1990, 14,135 people lived in the Antelope planning area. Its population is expected to increase rapidly over the next several years, growing by 10,263 residents or 42.1 percent, to 24,398 residents by 1995. After 1995, the area is expected to continue growing steadily, however, not as rapid as before. The area's population is expected to reach 29,416 persons by the year 2000. Beginning in the year 2000, the growth trends of Antelope are projected to taper off, as the community area will reach ultimate buildout.

SOCIAL CHARACTERISTICS

The ethnic make-up of Antelope does not differ markedly from the County's averages. There are slightly more Blacks and Asian/Pacific Islanders and fewer Whites and Hispanics than the County averages. Whites comprise 74 percent of the population, Black and Asian/Pacific Islander ethnic groups, each make-up 11 percent of the population, while 8 percent identify themselves as Hispanic. The percentage of total population between the ages of 0-4 years, 5-17 years, and 25-44 years is higher in the Antelope area in comparison to the County averages.

HOUSING CHARACTERISTICS

The Antelope area has developed into a suburban type bedroom community. This is evident when examining the community's housing composition. In 1992, the community area was consisted of 7,523 dwelling units, of which 85 percent were single-family dwelling units, 6 percent were 2-4 units, 9 percent were 5+ unit type and mobile homes accounted for less than one percent of the housing stock. In 1990, Antelope area had a persons per household size of 3.1 and a persons per family size of 3.30 persons.



COMMUNITY PLANNING AREA 25 Antelope

Prepared by the Sacramento County Planning and Community Development Department

HOUSEHOLD COMPOSITION AND TYPE (1990)

Total Population	14,135
Total Household Population	14,135
Group Quarter Population	0
Number of Households	4,509
Persons per Household	3.1
Total Family Population	12,793
Number of Families	3,772
Persons per Family	3.4

HOUSING CHARACTERISTICS

Vacant Housing Units (For Sale in 1990)	309
Vacant Housing Units (For Rent in 1990)	110
Total Vacant Units (1980)	
Total Vacant Units (1990)	697
Vacancy Rate (1980)	
Vacancy Rate (1990)	13.4%

HISTORICAL POPULATION GROWTH

Year	Population	10-Year Increase	% Increase
1970 Census			
1980 Census			
1990 Census	14,135		

HOUSING PRODUCTION PROJECTIONS

Year	Single-Family	Multi-Family	Mobile Home	Total
1992	6,428	1,078	17	7,523
1995	7,451	1,846	17	9,314
2000	9,025	3,028	17	12,070
2005	10,568	4,186	17	14,771

POPULATION PROJECTIONS

Year	Projected Population	5-Year Increase	% Increase
1990	14,135	---	---
1995	24,398	10,263	42.1
2000	29,416	5,018	20.6
2005	34,283	4,867	16.5

HISTORICAL HOUSING UNIT GROWTH

Year	Single-Family	2-4 units	5+ units	MH	Total
1975					
1980					
1985					
1990	3,666	432	200	16	4,314
1991	5,522	436	512	16	6,486
1992	6,428	436	642	17	7,523

HISTORICAL HOUSEHOLD GROWTH

Year	Household	10-Year Increase	% Increase
1970 Census			
1980 Census			
1990 Census	4,509		

RACIAL/ETHNIC DISTRIBUTION (1990)

Race	Total	Percentage
White	10,462	74
Black	1,562	11
American Indian	104	1
Asian/Pacific Islander	1,549	11
Other	458	3
Total	14,135	100
Hispanic	1,076	8

AGE DISTRIBUTION (1990)

Age Group	Size	Percentage
0-4	1,555	11
5-17	3,261	23
18-24	1,079	8
25-44	6,367	45
45-64	1,531	11
65 over	342	2
Total	14,135	100

HOUSEHOLD TYPES (1990)

Household Type	Total	Percentage
Other Nonfamily Households	241	5
Single Person Household	496	11
Other Family-No Children <18 Years	1,300	29
Husband-Wife Family with Children <18 Years	2,102	47
Female Family Head-Children <18 Years	265	6
Male Family Head-Children <18 Years	105	2
Total Households	4,509	100

Source: 1970, 1980 & 1990 U.S. Census and
Sacramento Area Council of Governments

COMMUNITY PLANNING AREA 25

Antelope

Prepared by the Sacramento County Planning and Community Development Department



APPENDIX A

TWENTIETH YEAR

CDBG

COMMUNITY DEVELOPMENT
BLOCK GRANT
PROGRAM

1994

SACRAMENTO COUNTY

1994 COUNTY OF SACRAMENTO
STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES
AND PROPOSED USE OF FUNDS

INTRODUCTION

This document is the County of Sacramento, California's submittal for receipt of 1994 Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. It has been developed in accordance with the regulations of September 6, 1988, at 24 CFR Part 570 which incorporate changes to Title I of the Housing and Community Development Act of 1974 contained in the Housing and Urban-Rural Recovery Act of 1983 and the Housing and Community Development Act of 1987. Pursuant to these regulations this document contains the following information:

Section I	:	Community Development Objectives
Section II	:	1994 Projected Use of Funds
Section III	:	1994 Description of Activities and Maps
Section IV	:	1994 Project Area Maps
Section V	:	1994 Local Approval Resolutions and Certifications

For the 1994 calendar year, the County of Sacramento expects to receive \$7,211,600 in CDBG funds from HUD. An additional \$477,207.13 are available from prior year CDBG budgets for use in the 1994 year as is \$605,000 of program income. A minimum of 70 percent of these funds, or at least \$5,805,665 will be committed to projects which benefit lower-income persons. Funds will predominately be used in the six CDBG target areas and three agreement cities shown on the attached map unless otherwise noted in the detailed project descriptions.

For further information, please call or write the local CDBG staff at:

CDBG Program
c/o Sacramento Housing and
Redevelopment Agency
630 "I" Street
P.O. Box 1834
Sacramento, CA 95812-1834
(916) 440-1322

SECTION I
COMMUNITY
DEVELOPMENT
OBJECTIVES

1994 COUNTY OF SACRAMENTO

STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

(TWENTIETH CDBG YEAR)

LOCAL MISSION STATEMENT

To revitalize selected lower-income neighborhoods and to assist disadvantaged populations throughout the City by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

TO ACHIEVE THIS MISSION, THE PROGRAM PURSUES THE FOLLOWING OBJECTIVES:

1. Provide public facilities, including correction of infrastructure deficiencies, in the target areas.
2. Provide housing related public services to disadvantaged persons Citywide.
3. Generate affordable housing opportunities both within the target areas and throughout the City.
4. Stimulate economic development in selected commercial strips.
5. Promote citizen and minority participation and representation throughout the program.

SECTION II

1994

PROJECTED

USE OF

FUNDS

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COUNTY OF SACRAMENTO
1994 PROJECTED USES AND SOURCES OF FUNDS

I. TARGET AREA CAPITAL IMPROVEMENTS

A. Delta

Walnut Grove/Locke Fire Equipment	\$ 117,000
Southwest Hood Street Construction	100,000
Courtland, Hood, Locke, and Walnut Grove Trash Pick Up	10,000
Walnut Grove Public Water Development	25,000
Hood/Courtland Fire Equipment	117,000
Ga Kuen Building Remodel	<u>50,000</u>
Subtotal	\$ 419,000

B. South Sacramento

Boys/Girls Club Facility	\$ 200,000
Fruitridge Community Center Renovations	250,000
C.B. Wire School Fencing	<u>50,000</u>
Subtotal	\$ 500,000

Agreement Cities

C. Isleton

Tong Building Stabilization	5,000
Lyndsay Olive Property Acquisition	70,000
Economic Development Coordinator	<u>\$ 25,000</u>
Subtotal	\$ 100,000

D. Folsom

Folsom Rehabilitation Program	\$ 100,000
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E. Galt

F Street Improvements	\$ 143,500
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F. El Parque Circle (Special targeted project)	\$ 50,000
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GRAND TOTAL (ALL AREAS)	\$1,312,500
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II. HOUSING PROGRAMS

A. Housing Rehabilitation	
Loan Fund	210,000
B. Housing Rehabilitation	
Loan Fund (Program Income)	460,000
C. Housing Rehabilitation	
Administration	500,000
D. Emergency Repair Program	230,000
E. HARP/S	15,000
F. Relocation Program	15,000
G. Nuisance Abatement	105,000
H. Section 108 Loan Repay	987,629
I. Neighborhood Housing	
Services	75,000
J. Neighborhood Housing	
Services (Program Income)	15,000
K. Rental Rehabilitation	40,000
L. Rental Rehabilitation	
(Program Income)	40,000
M. Mutual Housing (Program Income)	40,000
N. Public Housing Painting	250,000
O. South Area Emergency	
Housing Painting	10,000
P. Public Housing Maintenance	75,000
Q. Christmas In April	10,000
R. Distressed Property Intervention	200,000
S. Multi family Rental Rehab	350,000
T. Section 108 (Program Income)	40,000
U. Resources for Independent Living	50,000

SUBTOTAL

\$3,717,629

III. PUBLIC SERVICES

A. Housing Outreach Maintenance	
Education (HOME)	\$ 102,684
B. South Area Emergency Housing	392,911
C. Women Escaping a Violent	
Environment (WEAVE)	147,625
D. Community Information Center	145,000
E. Homeless Clean-Up(Nabors)	40,000
F. Human Rights/Fair Housing	
Landlord/Tenant Line	25,000
G. Homeless Program for the	
Mentally Ill - TLCS	50,000
H. St. John's Shelter	15,000
I. Youth Recreation/Employ	15,000
K. Police Services	200,000
L. Stockton Blvd. Resource Center	8,000

SUBTOTAL

\$1,141,220

IV. ECONOMIC DEVELOPMENT

A. Economic Development (Loans and Administration)	\$ 105,650
B. Economic Development Loans (Program Income)	50,000
C. Walnut Grove Economic Development	125,000
D. Marketing Study North Highland	40,000
E. Franklin Boulevard Economic Development	68,000
D. Stockton Boulevard Economic Development	132,000

SUBTOTAL

\$ 520,650

V. PLANNING ADMINISTRATION

A. CDBG Program Administration	364,821
B. Human Rights/Fair Housing Commission	114,107
C. Economic Development Consultant	25,000
D. Redevelopment Area Planning	431,515
E. Empowerment Zone	15,000
F. Public Services Administration	22,500
G. Auburn Block Zoning Change	40,000

SUBTOTAL

\$1,012,943

VI. CONTINGENCY

\$ 551,265

TOTAL

8,256,207

SOURCE OF FUNDS:

Entitlement Estimate	\$7,134,000
Reprogrammed Funds	\$477,207
Program Income (Housing)	\$595,000
Program Income (Econ. Dev.)	\$50,000

TOTAL

\$8,256,207

SECTION III
1994
DESCRIPTION OF
ACTIVITIES

1994 ALPHABETICAL PROJECT LISTING

Auburn Boulevard Zoning Change
Boys/Girls Club Center
C.B. Wire School Gates
C.D.B.G. Program Administration
Christmas in April
Community Information Center
Courtland/Hood Fire Equipment
Delta Trash Pickup
Distressed Property Intervention
Economic Development Consultant
Economic Development Loans and Grants
Economic Development Program Income
El Parque Circle Street Improvements
Emergency Repair Program
Empowerment Zone
Folsom Rehabilitation Program
Franklin Boulevard Economic Development
Fruitridge Community Center
Gakuen Building Remodel
Galt F Street Improvements
Homeless Program - Mentally Ill
Housing Assistance Repair Program
Housing Clean-up (Nabors)
Housing Outreach Maintenance Education
Housing Rehabilitation Administration

Housing Rehabilitation Loan Program
Housing Rehabilitation Program Income
Human Rights Fair Housing Administration
Human Rights Fair Housing Tenant/Landlord Line
Isleton Economic Development Coordination
Lindsay Olive Property Acquisition
Locke/Walnut Grove Fire Equipment
Mutual Housing Program
Neighborhood Housing Services Program
Neighborhood Housing Services Program Income
North Highlands Economic Analysis
Public Housing Painting
Public Housing Site Maintenance
Public Services Administration
Redevelopment Area Planning
Relocation Program
Rental Rehabilitation Program Income
Resources for Independent Living
Saint John's Shelter
Sherrif's Patrol Services
South Area Emergency Housing
South Area Emergency Housing Painting
Section 108 Loan Repayment
Section 108 Loan Repayment Program Income
South West Hood Street Construction
Stockton Boulevard Economic Development
Stockton Boulevard Resource Center

Tong Building Stabilization

Walnut Grove Economic Development

Walnut Grove Water Improvements

Women Escaping a Violent Environment

Youth Recreation Program

\AFS\NORV\LIST.A

Table 3

Redevelopment Agency of the City of Sacramento
Auburn Boulevard Redevelopment Project Area

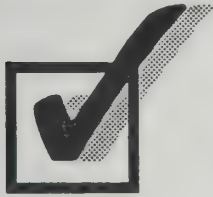
cash/hsg

ILLUSTRATIVE PROJECT CASH FLOW - HOUSING PROGRAM

(000's Omitted)

	1	2	3	4	5
	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>
Resources					
Beginning Balance	\$2	\$0	\$1	\$1	\$0
Housing Set Aside	5	8	12	16	19
Investment Earnings	0	0	0	0	0
Total Resources	<u>\$7</u>	<u>\$8</u>	<u>\$13</u>	<u>\$17</u>	<u>\$20</u>
Expenditures					
Emergency Repair	2	2	6	6	4
Residential Rehab.	4	4	4	8	12
Administrative Expenses (1)	1	1	2	2	3
Total Expenditures	<u>\$7</u>	<u>\$7</u>	<u>\$12</u>	<u>\$16</u>	<u>\$19</u>
Balance Available	(\$0)	\$1	\$1	\$0	\$1
Ending Balance Calculation					
a. Annual Deficit	(0)	0	0	0	0
b. Cumulative Deficit	(0)	(0)	0	0	0
c. Less: Balance Available	0	1	1	0	1
Ending Balance	<u>(\$0)</u>	<u>\$1</u>	<u>\$1</u>	<u>\$0</u>	<u>\$1</u>

APPENDIX B



Breaking Ground

YOUR GUIDE TO DEVELOPMENT IN
SACRAMENTO COUNTY



County of Sacramento, California

Sacramento County Board of Supervisors

First District
Roger Dickinson

Second District
Illa Collin

Third District
Muriel P. Johnson

Fourth District
Dave Cox

Fifth District
C. Tobias (Toby) Johnson



**BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO**

700 H STREET, SUITE 2450 • SACRAMENTO, CA 95814

DAVE COX
SUPERVISOR, FOURTH DISTRICT
(916) 440-5491
FAX (916) 440-7593
RESIDENCE (916) 964-5140

Jim Purcell
Administrative Assistant
(916) 440-5491
RESIDENCE (916) 965-5530

Annette Faller, Secretary
Annette Kono, Secretary

Kevin Bassett
Administrative Aide

April 1, 1994

To Interested Parties:

On behalf of the County of Sacramento and the Board of Supervisors, I am pleased to welcome you to our community. We know that you will find the Sacramento area to be a friendly, dynamic place to do business and develop property. To assist you in dealing with the necessary government regulations that help keep Sacramento such a great place to live and work, we've developed this guide to development regulations in Sacramento County.

The guide was designed to help you understand and comply with the County's development regulations and permitting processes. While providing a relative simplified overview, it nonetheless is comprehensive in its coverage of various agencies and districts which the developer may come in contact with during different phases of their project.

As a member of our development community you are an integral part of the Sacramento area. We in County government recognize that a successful future for the Sacramento area depends on the vitality of local business and development ventures, and that business and government must work together to maintain that vitality.

Best wishes in your development endeavors.

Sincerely,



DAVE COX

Supervisor, Fourth District
Chairman, Sacramento County
Board of Supervisors

CAUTION!

Before developing property or starting a business, regardless of jurisdiction, always determine first if your proposal is consistent with local zoning and building regulations. Time and money can both be saved if you make this the first step in your planning process.

HOW TO USE THIS GUIDE

This guide has been prepared to provide a brief and simplified overview of the land development processes within the unincorporated area of Sacramento County. It's primary objective is to direct interested parties to the correct office or agency for handling questions and/or applications. Following are a few items to remember as you use this guide:

- * The Directory of Development and Construction Services (page 3) provides a list of County agencies involved with the major development processes in Sacramento County.
- * Chart I (page 9) provides a simplified overview in flowchart form of the development process in Sacramento County.
- * In most cases, the Planning Department will be the first office to contact when preparing to develop property or start a business, in order to determine applicable land use and zoning regulations.
- * All processing time frames are approximate and are based on an "average" project with no significant complications
- * Different activities and permits follow different tracks, and not all of the listed offices will necessarily be contacted for every permit.



**DIRECTORY OF LAND DEVELOPMENT AND
CONSTRUCTION SERVICES**

<u>Activity</u>	<u>Department/Agency</u>	<u>Page</u>	<u>Flowchart</u>
Planning Applications, Land Use & Zoning Information	County of Sacramento Planning & Community Development Dept. 827-7th Street, Rm. 101 Sacramento, CA 95814 (916) 440-6221 Mon. through Thurs. 9 - 11:45 a.m. & 1 - 4:45 p.m. Fridays 1 - 4:45 pm.	11	17
Environmental Review	County of Sacramento Department of Environ- mental Review and Assessment 827-7th Street, Rm. 220 Sacramento, CA 95814 (916) 440-7914 Mon. through Fri. 8 a.m. - 5 p.m.	15	17
Subdivision Maps Improvement Plans	County of Sacramento Public Works Agency Department of County Engineering Building Inspection Division Survey, Informations & Permits Section 827-7th Street, Rm. 102 Sacramento, CA 95814 (916) 440-6433 Mon. through Fri. 1 p.m. - 4:45 p.m.	19,21	20, 23

<u>Activity</u>	<u>Department/Agency</u>	<u>Page</u>	<u>Flowchart</u>
<input type="checkbox"/> Building Permits	County of Sacramento Public Works Agency Department of County Engineering Building Inspection Division 827-7th Street, Rm. 102 Sacramento, CA 95814 (916) 440-6433 Mon. through Fri. 1 p.m. - 4:45 p.m.	24	27
The following departments and agencies provide assistance in the permitting process:			
<input type="checkbox"/> Environmental Management Department	County of Sacramento 8475 Jackson Rd., Ste. 215 Sacramento, CA 95826 (916) 386-6183 Mon. through Fri. 8:00 a.m. - 5:00 p.m.		
<input type="checkbox"/> Fire Districts	See Appendix A		
<input type="checkbox"/> Water Resources Division	County of Sacramento Public Works Agency Department of District Engineering 827-7th Street, Rm. 301 Sacramento, CA 95814 (916) 440-6851; 440-6852; 440-6853 Mon. through Fri. 8:00 a.m. - 5:00 p.m.		
<input type="checkbox"/> Transportation Division	County of Sacramento Public Works Agency Department of County Engineering 906 G Street, Ste. 301 Sacramento, CA 95814 (916) 440-6291 Mon. through Fri. 7:30 a.m. - 4:30 p.m.		

	<u>Activity</u>	<u>Department/Agency</u>	<u>Page</u> <u>Flowchart</u>
<input type="checkbox"/>	Water Quality Division	County of Sacramento Public Works Agency Department of District Engineering 9660 Ecology Lane Sacramento, CA 95827-3881 (916) 855-8300 8:00 a.m. - 5:00 p.m.	
<input type="checkbox"/>	Tree Coordinator	County of Sacramento Public Works Agency Department of County Engineering 906 G Strret, Ste. 640 Sacramento, CA 95814 (916) 440-4278 or 440-5966 Mon. through Thurs. 7:30 a.m. - 5:30 p.m. Friday 7:30 a.m. - 4:30 p.m. Closed 12 noon - 1:00 p.m.	
<input type="checkbox"/>	Public Infrastructure Planning & Financing	County of Sacramento Public Works Agency Department of Public Works Administration 827-7th Street, Rm. 304 Sacramento, CA 95814 (916) 440-6851 Mon. through Fri. 8:00 a.m. - 5:00 p.m.	
<input type="checkbox"/>	Water Districts	See Appendix B	

APPENDIX A
FIRE DISTRICTS/CITY FIRE DEPARTMENTS

American River FPD
3000 Fulton Ave.
Sacramento, CA 95821
(916) 485-1864

Courtland FPD
P. O. Box 163
Courtland, CA 95615
(916) 775-1210

Delta FPD
350 Main Street
Rio Vista, CA 94571
(707) 374-2233

Elk Grove CSD
8760 Elk Grove Blvd.
Elk Grove, CA 95624
(916) 685-9502

Fair Oaks FPD
7996 California Ave.,
Ste. A
Fair Oaks, CA 95628
(916) 967-8221

Florin FPD
8880 Gerber Rd.
Sacramento, CA 95828
(916) 383-7550

Folsom City FD
48 Natoma St.
Folsom, CA 95630
(916) 355-7250

Galt FD
208 A St.
Galt, CA 95632
(209) 745-1001

Herald FPD
P. O. Box 52
Herald, CA 95638
(209) 748-2361

Isleton City FD
P. O. Box 716
Isleton, CA 95641
(926) 777-7776

Sacramento Consolidated
County FPD
3121 Gold Canal Dr.
Rancho Cordova, CA
95670
(916) 636-1800

Sacramento City FD
1231 I St., Ste. 401
Sacramento, CA 95814
(916) 264-5266

Walnut Grove FPD
P. O. Box 41
Walnut Grove, CA 95690
(916) 776-1284

Wilton FPD
P. O. Box 2
Wilton, CA 95693
(916) 687-6920

APPENDIX B
WATER PURVEYORS

Arcade Water District
P. O. Box 214009
Sacramento, CA 95821
(916) 972-7171

Arden-Cordova Water
Service
3140 Gold Camp Dr.,
#150
Rancho Cordova, CA
95670
(916) 852-0552

Carmichael Water
District
P O. Box 929
7001 Fair Oaks Blvd.
Carmichael, CA 95608
(916) 483-2452

Citizens Utilities Com-
pany
of California
P. O. Box 15468
Sacramento, CA 95851
(916) 481-7350

Citrus Heights Irrigation
District
P. O. Box 286
6230 Sylvan Rd.
Citrus Heights, CA
95611-0286
(916) 725-6873

Clay Water District
2379 Lloyd Lane
Sacramento, CA 95823
(916) 489-8633

Del Paso Manor County
Water District
4268 Lusk Dr.
Sacramento, CA 95864
(916) 685-3556

Elk Grove Water Works
9257 Elk Grove Blvd.
Elk Grove, CA 95624
(916) 685-3556

Fair Oaks Water District
10317 Fair Oaks Blvd.
Fair Oaks, CA 95628
(916) 967-5723

Florin County Water Dis-
trict
7090 McComber St.
P. O. Box 292055
Sacramento, CA 95829-
2055
(916) 383-08080

City of Folsom
50 Natoma St.
Folsom, CA 95630
(916) 355-7200

Fruitridge Vista Water
Company
1108 2nd St., Ste. 204
Sacramento, CA 95814
(916) 443-2607

City of Galt
P. O. Box 97
Galt, CA 95632
(209) 745-2961

Galt Irrigation District
P. O. Box 187
Herald, CA 95638
(209) 748-2324

Natomas Central Mutual
Water Company
2601 West Elkhorn Blvd.
Rio Linda, CA 95673
(916) 925-5936

Omochumne-Hartnell
Water District
c/o Marilyn A. Holmes,
Secretary
P. O. Box 211
Wilton, CA 95693
(916) 988-6486

Orangevale Mutual Water Co.
P. O. Box 195
Orangevale, CA 95662
(916) 988-1693

Rancho Murieta Community
Services District
14670 Cantova Way
P. O. Box 1050
Rancho Murieta, CA 95683
(916) 354-3700

Rio Linda Water District
P. O. Box 400
730 L St.
Rio Linda, CA 95678
(916) 991-3044

City of Sacramento
5770 Freeport Blvd., Ste. 200
Sacramento, CA 95822
(916) 433-6292

Sacramento County
Water Agency
Water Resources Division
Public Works Agency
Dept. of District Engineering
827-7th St., Rm. 301
Sacramento, CA 95814
(916) 440-6851

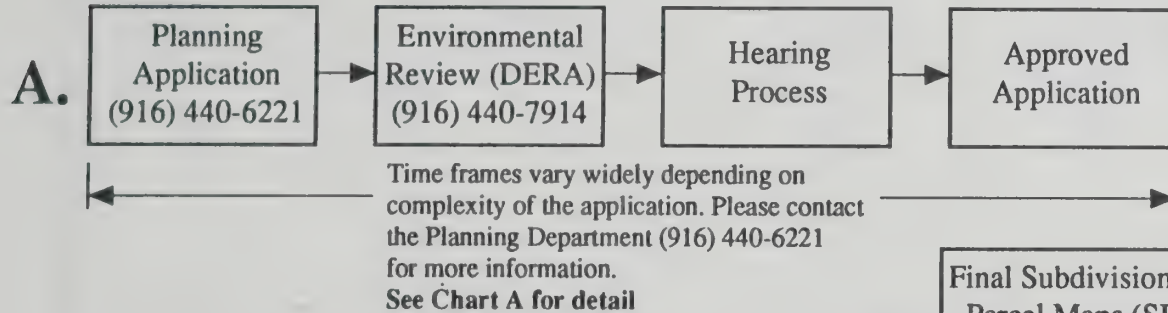
☐☒

Breaking Ground

☐☐☐☐☐

THE DEVELOPMENT PROCESS IN SACRAMENTO COUNTY

A Simplified Overview



Start at A. if a land use entitlement (Zoning Change, Use Permit, Subdivision map, etc.) is required.

Start at B., C., D. if a Planning Application has been approved, or if the proposed development is permitted by existing zoning.

Start at B. if a tentative map has been approved.

Start at C. if a land division is not proposed, but site improvements are necessary.

Start at D. if site improvements have been completed, or are not necessary.

Start at E. if site improvement plans or a Building Permit has been approved.

See Chart F for miscellaneous permits issued by SIPS

B.

Final Subdivision and Parcel Maps (SIPS)
(916) 440-6544

← 6 to 10 WEEKS →
See Chart B for detail

C.

Site Improvement Plans (SIPS)
(916) 440-6544

← 4 to 8 WEEKS →
See Chart C for detail

D.

Building Permits (BID)
(916) 440-6433

← 1 DAY to 10 WEEKS →

See Chart D for detail

E.

Inspection of Site Improvements (TSD) (916) 366-2201 and Buildings (BID) (916) 440-6433

See Chart D for detail

- This guide is meant to provide a brief and simplified overview of the development processes in the unincorporated area of Sacramento County.
- Its primary objective is to direct interested parties to the correct office or agency for handling questions and/or applications.
- All durations shown are approximate and are based on an average project with no significant complications and which requires no approvals by agencies other than the County.
- Refer to the detailed charts on the following pages or contact the phone numbers shown for more information.



Zoning Check and
Filing an Application for a Planning Entitlement

County of Sacramento
Planning and Community Development Department
827-7th Street, Room 101
Sacramento, CA 95814
(916) 440-6221
9:00 a.m. - 11:45 a.m., Monday through Thursday
1:00 p.m. - 4:45 p.m., Monday through Friday

General Information

The Planning Department is the appropriate agency to contact in matters pertaining to land use and zoning. You will need to contact the Planning Department for the following:

- * Filing applications for general plan amendments, community plan amendments/rezones, use permits, tentative subdivision and parcel maps, temporary use permits, and other planning applications. A more detailed explanation of the application process is provided on page 17 (Chart A).
- * Obtaining land use and zoning information on properties within the unincorporated area of Sacramento County, including:
 - Zoning checks for business license applications
 - Allowed uses within zoning districts
 - Development standards for constructing new buildings, such as setbacks, landscaping, height, and parking
 - Conditions of approval pertaining to specific properties
- * Zoning sign-off for building permits.

NOTE

Your questions can be answered more quickly if you have the current Assessor's Parcel Number available for the property in question.

Filing an application

If you need an application for a land use permit, Planning staff will assist you in determining exactly what kind of permit you need, how long it will take to process, and what fees are involved.

Review and approval of application can take anywhere from a few weeks to several months or more, depending on the type and complexity of the application. The process may also involve environmental review in order to comply with the California Environmental Quality Act (CEQA). In most cases, public hearings are required.

Figure I provides a brief description of the most common planning applications. All applications involve a application fee that can range from a few hundred dollars to several thousand dollars.

An "expedited processing" program is available to applicants who desire special handling in order to reduce total processing time. For an additional fee, a project manager will be assigned to facilitate or monitor the project as it proceeds through the process.

Figure I

COMMON APPLICATION QUESTIONS			
TYPE OF APPLICATION	WHY?	HOW LONG?	WHO?
General Plan amendments and Community Plan amendments/rezones	These applications involve significant policy issues and tend to be very complex.	Processing time averages a year. The complexity of projects varies widely.	Public hearings are held by the Policy Planning Commission and final action is by the Board of Supervisors. If approved, rezonings will involve a Zoning Agreement that contains conditions of approval.
Tentative Subdivision and Parcel Maps	These applications involve a technical review of proposed land divisions where the lots are generally consistent with zoning. The complexity can vary widely.	Processing time for subdivision maps is around 4-6 months and 3-4 months for parcel maps.	Tentative subdivision maps receive a "technical adequacy" review from the Subdivision Review Committee. The Project Planning Commission holds a public hearing and takes final action. The Subdivision Review Committee holds a public hearing and takes final action on tentative parcel maps.
Use Permits	A use permit is needed when a proposed use is generally consistent with the zoning, but a special review is necessary to make the use compatible with its surroundings. The Zoning Code specifies which uses need use permits and who the hearing authority is.	A use permit to the Project Planning Commission will take around 4-6 months. A use permit heard by the Zoning Administrator will take six weeks to three months.	Depending on the complexity and level of concerns, the hearing body can be the Zoning Administrator, the Project Planning Commission or the Board of Supervisors.
Variances	In order to deviate from the Zoning Code development standards, a variance would be needed. Certain legal findings must be made in order for a variance to be granted.	Processing time usually takes from six weeks to three months.	A public hearing is held by the Zoning Administrator.



Environmental Review

County of Sacramento
Department of Environmental Review and Assessment
827-7th Street, Room 220
Sacramento, CA 95814
(916) 440-7914
8:00 a.m. - 5:00 p.m., Monday through Friday

The Department of Environmental Review and Assessment (DERA) administers the requirements of the California Environmental Quality Act (CEQA) for all discretionary projects which occur within the unincorporated area of Sacramento County. The majority of planning applications which require public hearings will also require review pursuant to CEQA. In addition, other planning and building applications or permits may also require review. Time frames for review can vary from several days to as much as a year, and are dependent on the nature and complexity of the project, or whether any other state or federal agency must jointly prepare and process the environmental document. Documentation generally consists of one of the following:

- * Exemption - where the project is considered either non-discretionary or is exempt pursuant to a category listed in CEQA or the CEQA guidelines.
- * Negative Declaration - where the project has been determined to have less than significant effects upon the environment and/or those effects can be mitigated to a less than significant level.
- * Environmental Impact Report - where the potential exists for significant adverse impacts on the environment.

CEQA also requires that whenever a Lead Agency (such as Sacramento County) adopts a mitigated Negative Declaration or an EIR which contains environmental mitigation measures, the Lead Agency must also adopt a "monitoring or reporting program" to ensure compliance with those mitigation measures during project implementation. The Sacramento County Code designates the Department of Environmental Review and Assessment as the implementing agency for Sacramento County. To implement the program DERA staff may have to review proposed construction plans and/or inspect specific items at a project site during construction.

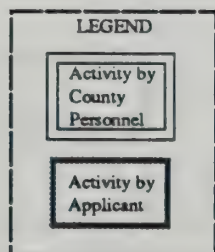
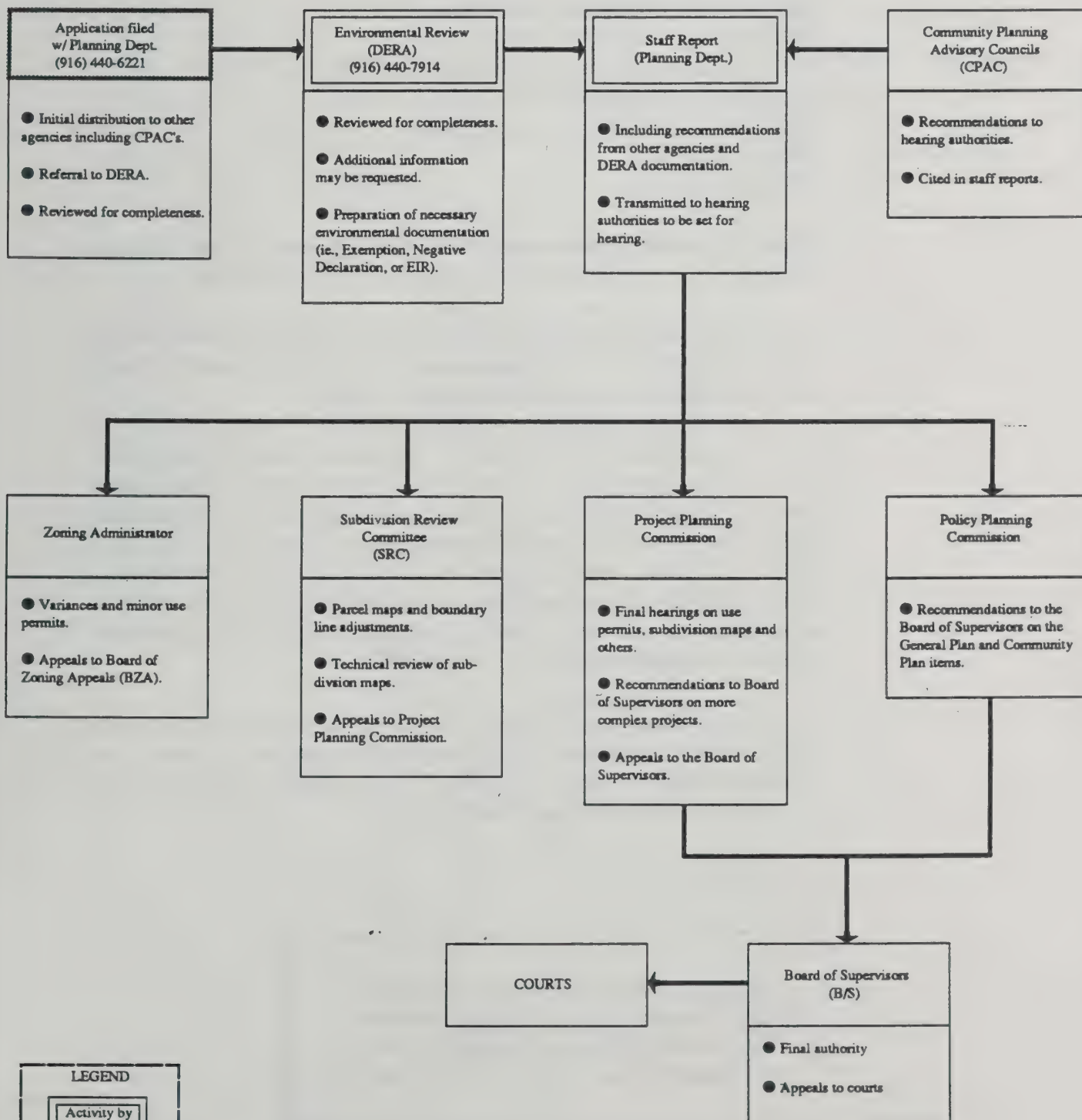
Additional information and publications related to CEQA may be obtained by contacting the Department of Environmental Review and Assessment.

Chart A provides a Flowchart of how the environmental review process fits within overall application processing.

CHART A

PLANNING DEPARTMENT APPLICATION PROCESSING

ENVIRONMENTAL REVIEW





Final Parcel and Subdivision Maps

Sacramento County
Public Works Agency
Department of County Engineering
Building Inspection Division
Surveyor Information and Permits Section (SIPS)
827-7th Street, Room 102-105
Sacramento, CA 95814
(916) 440-6591
1:00 p.m. - 4:45 p.m.

Hours of counter operation vary with activity levels in the building industry. Call to confirm hours of operation prior to your visit.

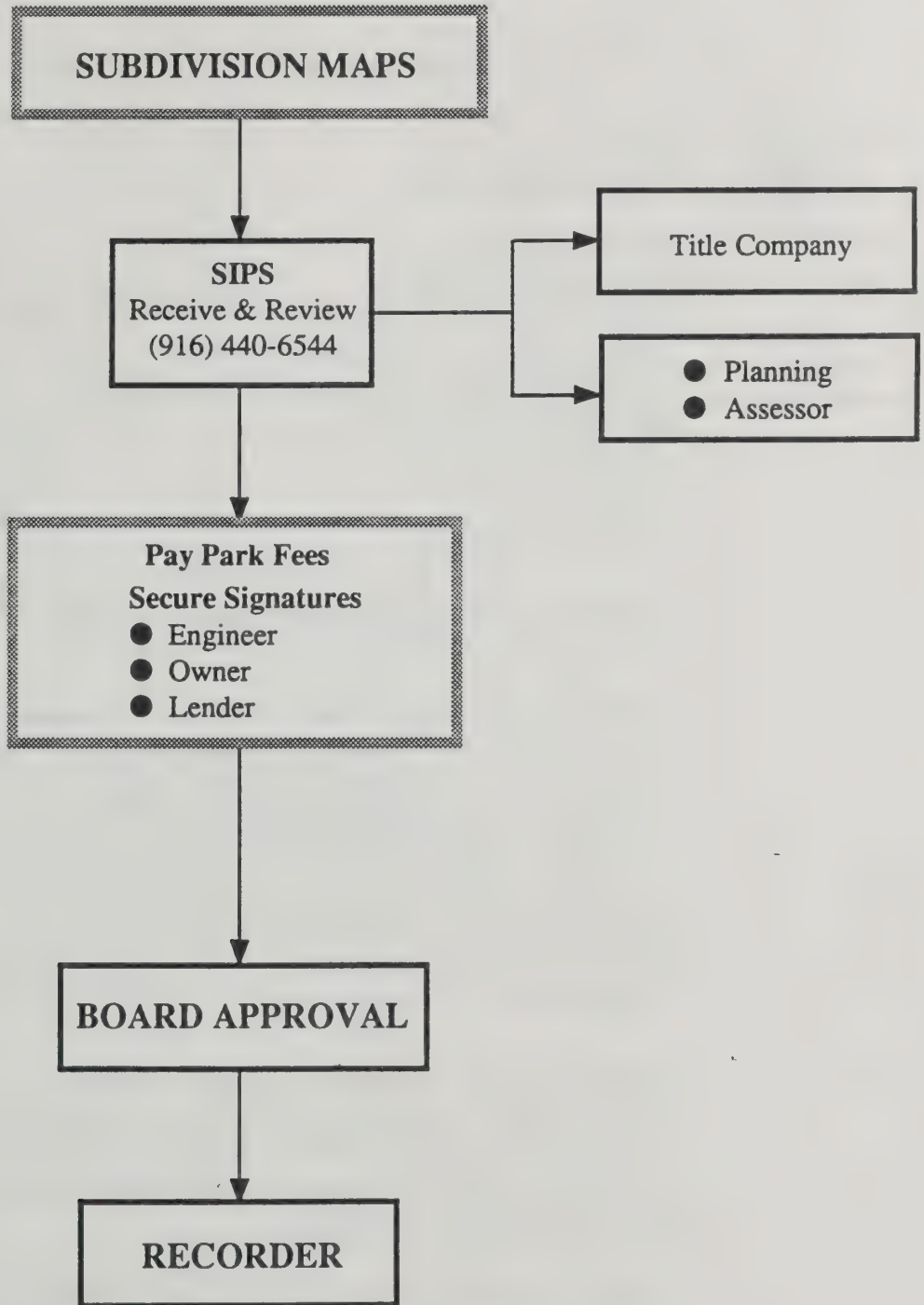
Approval of a tentative parcel or tentative subdivision map does not by itself create legal lots. This is accomplished when a final parcel or final subdivision map is filed with the Recorder's Office.

Once tentative approval is obtained, a Registered Civil Engineer or a Licensed Land Surveyor can be hired by the property owner to prepare and submit a final map application package to the Surveyor Information and Permits Section (SIPS) at the address indicated above. The final map application package must integrate tax, ownership and park fee requirements through the involvement of a title company. The final parcel or final subdivision map will be processed by the County Surveyor for approval by the Board of Supervisors.

Time for the County's review and processing of final maps fluctuates with the intensity of development at the time, however, the goal is to return first comments within six weeks. Subsequent adjustments, coordination and rechecks can consume another two plus weeks.

See Chart B

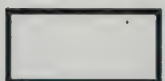
A program to expedite processing of Parcel Maps, Subdivision Maps and Improvement Plans is available for an additional fee which covers added costs. Contact SIPS for details.



LEGEND



Activity by applicant



Activity by county personnel

SUBDIVISION MAP PROCESS



Improvement Plans

Sacramento County
Public Works Agency
Department of County Engineering
Building Inspection Division
Surveyor Information and Permits Section (SIPS)
827-7th Street, Room 102-105
Sacramento, CA 95814
(916) 440-6591
1:00 p.m. - 4:45 p.m.

Hours of counter operation vary with activity levels in the building industry. Call to confirm hours of operation prior to your visit.

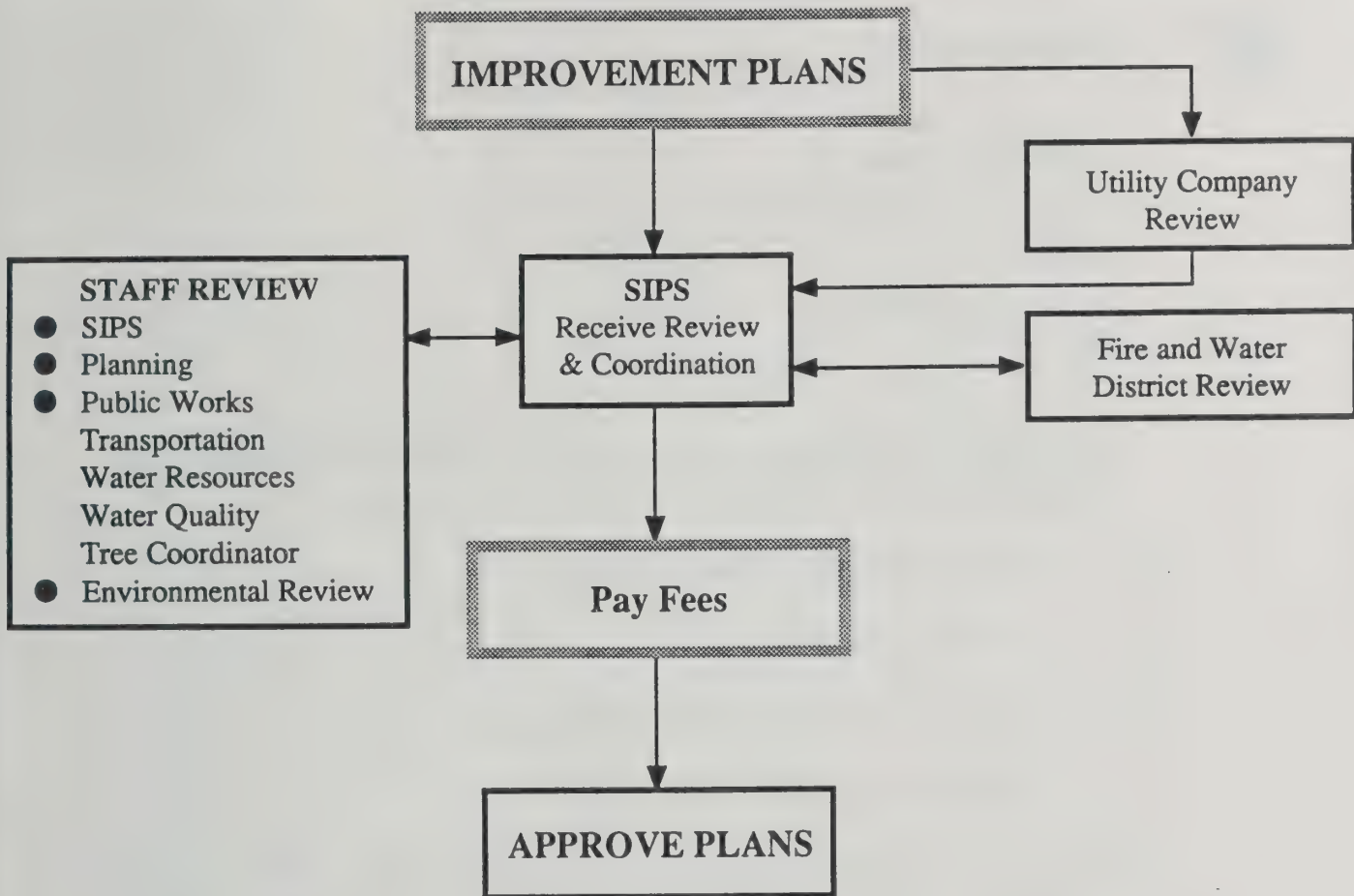
Development of property carries with it the responsibility to construct street, drainage and sewer improvements and dedication of right-of-way for streets, and easements for drainage and sewer facilities. Financial responsibility for construction of these improvements rests with the property owner. In cases where these facilities have been constructed but do not meet current County standards, the County Code requires that a set of improvement plans showing all road, drainage, sewer and on-site improvements be approved by the County prior to issuance of a building permit, and further, that construction of these improvements be completed prior to occupancy of any structures.

Improvement plans are prepared, signed and submitted by private Registered Civil Engineers, who are hired by the property owner. (A list of engineers who do frequent work in Sacramento County is available at Window 13 in Building Inspection.) Your civil engineer will coordinate the requirements for fire and water with his improvement plans.

Time for the County's review of plans fluctuates with the intensity of development, however, the goal is to return first-comments within six weeks. Subsequent rechecks can consume another two plus weeks.

Improvement plans are submitted to the Surveyor Information and Permits Section (SIPS) at the address shown above.

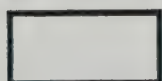
See Chart C



LEGEND



Activity by applicant



Activity by county personnel

**IMPROVEMENT PLAN
PROCESS**



Building Permits

Sacramento County
Public Works Agency
Department of County Engineering
Building Inspection Division
827-7th Street, Rm. 102
Sacramento, CA 95814
(916) 440-6433
1:00 p.m. - 4:45 p.m.

Hours of counter operation vary with activity levels in the building industry. Call to confirm hours of operation prior to your visit.

Building permits are required when you:

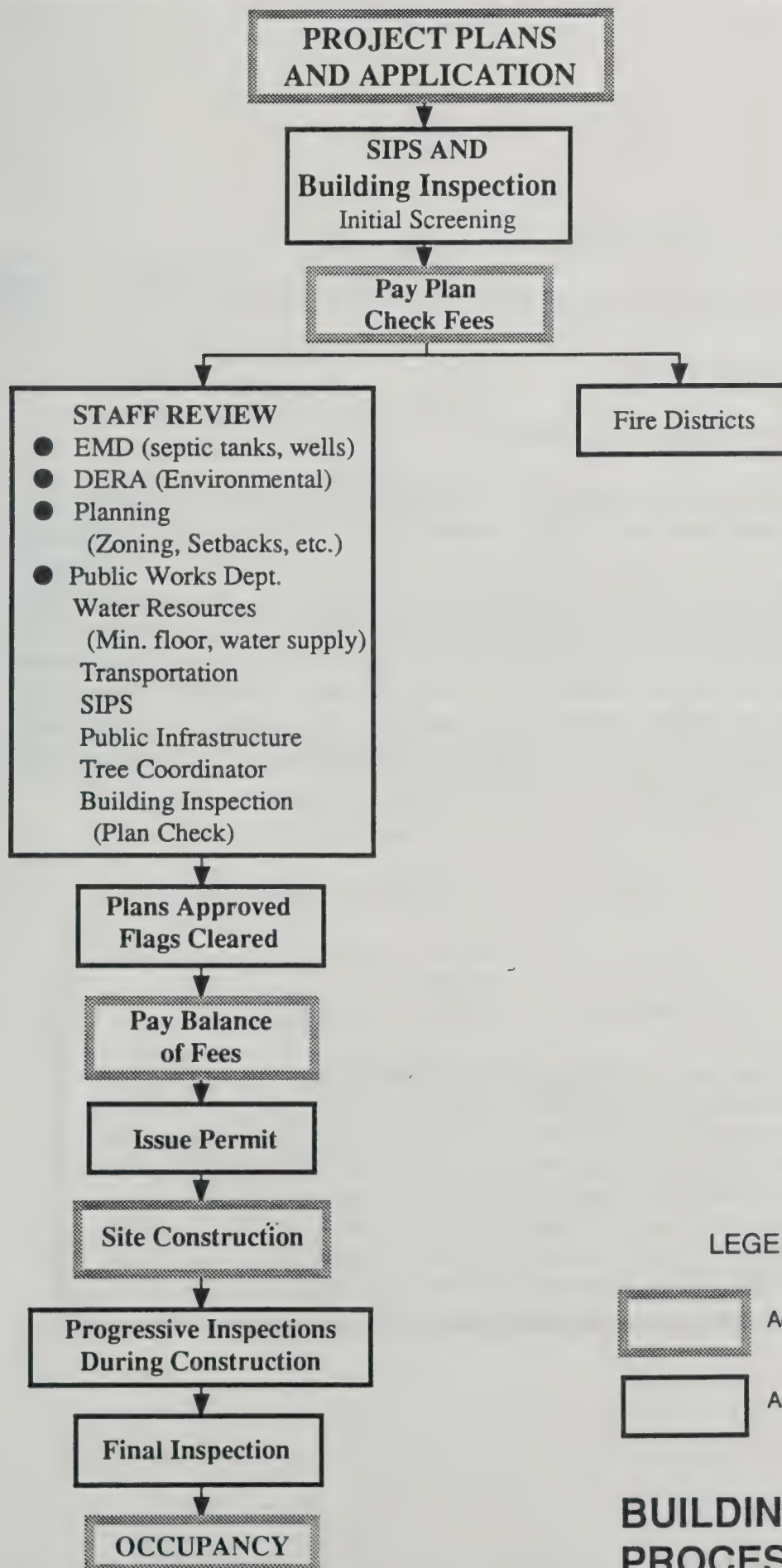
- construct a new building
- add to or remodel an existing building
- if there is a change in the use of a building

Typical changes in use are converting a storage warehouse into an auto repair shop or changing a restaurant to a retail center. Applications for permits are handled at the 827-7th Street Office. Permits can be issued to properly licensed contractors, and owner/builders who accept full responsibility for the project. On commercial projects, tenants are also considered owner/builders for permit purposes.

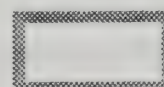
Programs are available for expediting processing of Building Permits for an additional fee which covers added costs. Contact the Build Inspection Division

Two sets of plans are required at the time of permit application. In addition, a set of floor plans is necessary for new construction. The plans should include:

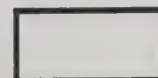
- a plot plan drawn to scale showing property lines, existing structures, and where new construction will occur
- energy calculations
- floor plans
- exterior elevations
- construction details



LEGEND



Activity by applicant



Activity by county personnel

BUILDING PERMIT PROCESS

In addition, plans for commercial projects normally show:

- structural calculations
- plumbing layout
- heating and air conditioning ducts

When applying for a building permit, applicants are usually routed first to the Survey Information and Permits Section (SIPS) where the plot plan is checked for easements and proper address. Applicants then proceed to the Planning Department where zoning code compliance is checked. The next stop is the Building Inspection counter where plans are screened for completeness and taken in for review after the plan review fee is paid. When possible, the review will be done at the counter, particularly for small residential projects and commercial projects that need only minimal review. After plans have been reviewed and the applicable codes are met, the remainder of the fees can be paid and a permit issued.

See Chart D

NOTE

Builders and Developers Can Avoid Some Taxes

A developer or builder can avoid some property taxes by filling an application for a Builder's Inventory Exclusion, or BIX, with the Assessor's Office. You can apply for a BIX anytime after recording the acquisition of a property, but no more than 30 days after the start of construction. It can be for street work, buildings, or both, so long as the construction is intended for resale rather than rent, lease, or use by the owner. To apply for a BIX for a property in Sacramento County, call the Assessor's Office at (916) 440-5231.



Water Use and Connection Permits

Sacramento County
Public Works Agency
Department of District Engineering
Water Resources Division
827-7th Street, Room 301
Sacramento, CA 95814
(916) 440-6851

If a structure requires new water service, you may be required to obtain a Connection Permit and pay a connection fee, depending on where the property is located.

There are numerous public and private water providers within Sacramento County, each with its own requirements regarding connection to its water system. To find out which water provider services your area, contact the Water Resources Division at the location and phone number listed above.

If your development or project is located in a County water district, a permit can be obtained from:

Sacramento County
Public Works Agency
Department of District Engineering
Surveyor Information and Permits Section (SIPS)
827 7th Street, Room 102-105
Sacramento, CA 95814
(916) 440-6591
1:00 p.m. - 4:45 p.m.

See Chart E



Sewer Connection Permits

Sacramento County
Public Works Agency
Department of District Engineering
Water Quality Division
9660 Ecology Lane
Sacramento, CA 95827
(916) 855-8320
8:00 a.m. - 5:00 p.m.

A sewer connection permit is required for any connection to the public sewer system in Sacramento County. The typical residential sewer connection cost is \$1,922.00 as of July 1, 1993. Fees are reviewed and subject to change annually and are generally computed based on parcel area, use of building, etc. Contact the Water Quality Division at the address and phone number indicated above for fee information.

The Sewer Connection Permit can be obtained from:

Sacramento County
Public Works Agency
Department of County Engineering
Building Inspection Division
Surveyor Information and Permits Section (SIPS)
827 7th Street, Room 102-105
(916) 440-6591
1:00 p.m. - 4:45 p.m.

See Chart E

PERMIT APPLICATION

SIPS
Receive and
calculate fees

STREET USE PERMIT

- Transportation
- Sheriff
- CHP

ENCROACHMENT PERMIT

- Transportation
- Water Quality
- Water Resources
- Water District

MISCELLANEOUS PERMITS

- Transportation
- Water Quality
- Water Resources

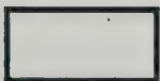
PAY FEES

ISSUE PERMIT

LEGEND



Activity by applicant



Activity by county personnel

**MISCELLANEOUS
PERMIT PROCESS**



Miscellaneous Permits

Sacramento County
Public Works Agency
Department of County Engineering
Building Inspection Division
Surveyor Information and Permits Section (SIPS)
827 7th Street, Room 102-105
Sacramento, CA 95814
(916) 440-6591
1:00 p.m. - 4:45 p.m.

- Encroachment Permit

If you wish to perform work within the public right-of-way, you must obtain an Encroachment Permit. This permit covers minor street improvements such as driveways, culverts, sidewalks, or street lights.

Encroachment permits are obtained from the Surveyor Information and Permits Section. This office will determine other units or agencies you will need to contract to obtain approval.

The basic fee for an encroachment permit is \$250.

- Transportation Permit

You will need a Transportation Permit if you plan to use extra large vehicles or vehicles with loads exceeding state vehicle code limits. For specific information on dimensions and weight limitations, call the Surveyor Information and Permits Section at the number indicated above.

The fee for this permit varies with the number of trips or length of time the permit will be needed. As of July 1, 1993, the fee is \$16 for a single trip, or \$47 for an annual permit.

- Street Use Permit

If you wish to use a County street or road for a non-construction activity (neighborhood block parties, parades, walk-a -thons, etc.), a Street Use Permit is required. Street Use Permits are issued by the Surveyor Information and Permits Section. This office will determine the other units or agencies you will need to contact to obtain approval.

The Permit fee is \$20.

See Chart E



NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

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